

Century 21 Strayer & Assoc., Inc-Ebensbu
814-472-4761

February 11, 2010



Address: **121 Julian Street N**
Ebensburg, PA 15931

List Price: **\$175,000**

Listing #: **0027203**

Status: **Active**

MLS Area: **Central Cambria**

Comments:

Commercial Information		Commercial Features
Business Type:	Office Building	Building for Sale: Yes
Business For Sale:	No	Year Built: 1923
Trade/Exchange:	No	Rent As Is: Yes
Inventory Included:		Occupancy:
Fixed Equipment:		Stories: 2
Space for Lease:		Ceiling Height:
Exterior:	Brick & Frame	Building Sq Ft:
Roof Type:	Shingle	SqFt Down:
Heat Type:	Hot water	SqFt Main: 1,824
AC Type:	Window	SqFt 2nd Level: 1,620
Off-Street Pkng:		SqFt 3rd Level:
Garage Spaces:	1	SqFt 4th Level:
Ovhd Door Height:		Land SqFt:
Dock:		Land Asmnt:
Elevator:		Bldg Asmnt:
Sprinkler:		Rental per Ft, Net:
Mortgage Balance:		Rntl per Ft, Gross:
1st Mortgage Holder:		Permits Req:
Pncp & Int Payment:		Env Srvy:
Interest Rate:		Soil Test:
Sched Operating Income:	Actual:	Cash Flow Statement Avail:
Operating Expense:	Actual:	Annual Property Oper Data Avail:
Vacany/Loss:	Actual:	Income Operating Data Available:
Net Operating Income:	Actual:	

Property Information

Est Acres: **0.14**
 Lot Size: **50 x 126**
 Frontage Ft: **50**
 Depth Ft: **126**

Gross Taxes: **2321.**
 Tax Class:
 Tax Yr: **2009**
 Assessments:

Elem School:
 JH/Mdl School:
 Sr High School:

Water Type: **City Water**
 Sewer Type: **City**
 Fuel Type: **Natural gas**

Subdivision:
 S-T-R: - -

Flood:
 Zoning:

Possession: **UDOF**
 Terms:

Tax ID: **24-3-304**
 Parcel:

Abstract Loc:
 Assessed Value: **25900**

Latitude:
 Longitude:

Legal Description: **2102 / 629**

Property Features

Listing Information

Owner: **Chalma Leasing LLC**
 Owner Phone:
 Agent Owned: **No**
 List Agent: **Anthony J. Mignogna**
 Agent Phone: **814-932-1928**
 List Office: **Century 21 Strayer & Assoc., Inc-Cresson**
 Office Phone: **814-886-2100**
 Instructions/Directions:
 Financing:

Buyer Agent: **Yes**
 BA Comm: **2.7**
 Dual/Var Rate:
 Key Loc:
 Sale Date:
 Sale Price:
 Selling Office:
 Selling Agent:
 Selling Financing:
 Sale Concession:

Sub-Agent: **Yes**
 SA Comm: **2.7**
 Dual/Var Rate:
 Exclusive: **Yes**
 Contingency:
 DOM: **2**
 Closing Co/Fee:
 Bonus:
 Min Comm:
 Lease Fee:

Pictures

