

Real Estate Auction

4 UNIT APARTMENT EXCELLENT RENTAL INVESTMENT

401 Water Street
Danville, PA 17821
Danville Boro • Montour County

SATURDAY, SEPTEMBER 2ND
12:00PM
(Auction held on site)



Real Estate It's What's For Sale!

I would like to
thank the owners for
hiring my services.

Follow us on



- 3 Units in 1 Building
- 1 Unit Above Garage (Possible Additional Rental Income from Garage)
- Net Income Average \$19,000-\$20,000 Per Year
- Excellent Investment
- Currently Rented with Great Rental History
- Public Water and Sewer
- A Great Property to Add to Your Investment Portfolio



Directions: From Danville at Route 11 and Route 54 intersection, travel Route 54 E towards Riverside. Turn left onto W. Front Street, continue a short distance and turn right onto Cedar Street. Turn left onto Water Street and the property will be located on the left.
Please watch for auction signs.

Dustin C. Snyder • Cell 570.441.9357 • www.dustinsnyderauctioneer.com AY-002123 AU-005484

PROPERTY DETAILS:

Address: 401 Water Street, Danville, PA 17821

County: Montour

Township: Danville Boro

School District: Danville

Deed: 385/1537

Parcel(s): 11-88-122

Taxes: \$2,014.00

Income: Net Income average of \$19,000-\$20,000 annually

Age: Built in 1896

Total Area: 2,304 sq.ft.

Units: 3 Units in main house, 1 Unit above garage

Utilities: Units have separate utilities; tenants are responsible for paying gas, electric and trash removal; owner pays water and sewer

Inspection: All units have been inspected by Danville Borough and are in compliance

Parking: Off-street

Roof: Replaced on main house in 2015

Heating: Gas heat

Water: Public

Sewer: Public

Electric: Electric services for each unit upgraded in 2012

Garage: Large Garage currently used for storage by current owner but could be an additional source of rental income

UNIT 1 DETAILS:

401 Water Street

Rent \$850 - Currently Unoccupied

- 3 Bedrooms
- 1.5 Bathrooms
- Gas hot water heat
- 200 amp electric service
- Washer/Dryer hookups
- Refrigerator and Stove
- Replacement windows
- New carpet and paint

UNIT 2 DETAILS:

2 Cedar Street Upstairs

Rent \$625

- 1 Bedroom
- 1 Bathroom
- Gas hot water heat
- 100 amp electric service
- Refrigerator and Stove
- Replacement windows

UNIT 3 DETAILS:

2 Cedar Street Downstairs

Rent \$425

- 1 Bedroom
- 1 Bathroom
- Gas hot water heat
- 100 amp electric service
- Refrigerator and Stove
- Replacement windows in garage and are included in sale

UNIT 4 DETAILS:

6 Cedar Street (Above Garage)

Rent \$725

- 32'x28'
- 2 Bedrooms
- 1 Bathroom
- Gas forced air heat
- 100 amp electric service
- Washer/Dryer (stacked unit purchased in 2016)
- Refrigerator and Stove



Real Estate It's What's For Sale!

Dustin C. Snyder

529 North State Street • Millville, PA 17846

570.546.2231 • 570.441.9357

www.dustinsnyderauctioneer.com

dustinsnyderauctioneer@gmail.com

License #AY-002123

How to Buy at Auction:

1. Call and schedule a private tour
2. Log on and obtain bidders packet
3. Become preapproved at your bank
4. Arrive on auction day and bid comfortably

Registration: Any time or day prior to start of Auction on September 2, 2017 at 12:00 pm.

Terms and Conditions: To be sold under owner's immediate confirmation. \$15,000 down in the form of cash, cashier or certified check, Dustin C. Snyder Escrow Account.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment. 2% paid by buyer.

Closing: Closing on or before 60 days.

Disclaimer: All information regarding the property for sale is from reliable sources, but no warranty is made by the Seller or Auctioneer. Sold with clean clear title. All information conveyed at auction takes precedence over written and verbal previous information.

Financing Available: Please contact a bank of your choice or contact Ag Choice Farm Credit at 570-524-2204.