

Cross Property Client Full

Investment Property



MLS#: **187191** Status: **ACT** Area: **22** L/Price: **\$475,000.00**
 Address: **275 MAIN Street** O/Price: **\$475,000.00**
 City: **Saegertown** Zip: **16433** Unit Tot: **5** Type: **5UNIT**
 Municipality: **Saegertown Borough** Acreage: **0.31** DOM: **6**
 Ap LotSz: **69x148** Zoning: **COMM-CORR** Zoning 2:
 Co Index: **4519-001**
 Co Index 2:

GENERAL INFORMATION

Total SF: **6510/ASSESS** Style: **See Remarks** Yr Built: **1950/ESTIMATE**
 Office SF: **0** Roof: **ASPHALT** #Pkg/Surf: **14**
 Occupancy: Construc: **FRAME, STUCCO** #Elevators:
 Garage: **0** Off Str Prk: **Y**
 Audio/Video Rcrd Device on Premise: **No**

Recent: **7/31/25 : NEW**

1-4 UNITS

#Rm	#Bds	FB/HB	Rent	SqFt	Status	Features	Elec	Heat	Swr	Wtr	Grbg
1: 4	2	1.000	\$750	700	OCCUPY	RANGE, REFRIG	T	T	O	O	O
2: 4	2	1.000	\$700	700	OCCUPY	RANGE, REFRIG	T	T	O	O	O
3: 5	0	2.000	\$1,700	3,030	OCCUPY		T	T	O	O	O
4: 1	0	1.000	\$1,100	1,320	OCCUPY		T	T	O	O	O
5: 1	0	0.000	\$700	420	OCCUPY		T	T	O	O	O

Rmks: **Discover a lucrative investment with this well maintained 5-unit, multi-use property situated in a prime, highly visible location in Saegertown. This building features three commercial rentals on the first floor providing excellent visibility and foot traffic for businesses. Second floor features two updated 2-bedroom apartments ideal for attracting quality tenants. All units are currently occupied, each with leases and security deposits, ensuring a steady income stream and peace of mind for the investor. Tenants pay their own heat and electric. There's ample parking for both tenants and customers. Recent improvements include hot water tanks, hardwood flooring in studio and blacktop parking area. The roof was installed in 2017. Studio was added onto by previous owner in 1993. There is a partial basement. This property has lots of potential and will make an excellent investment!**

Recording Device Desc:

Dir: **From Meadville, take US-19N into Saegertown, at round-about proceed straight onto Main Street. Property on right at corner of Main and Mill Streets.**

UTILITIES

Heat: **MIXED** Water: **PUBLIC** A/C: **REMARKS**
 Fuel: **MIXED** Sewer: **PUBLIC** H/Wtr: **ELEC**

ANNUAL INCOME

Gross Rental: **\$59,400** Operating Data: **Actual** Total Expense: **\$13,066**
 Other Income: **\$0** Total GOI: **\$46,334** Net Op Income: **\$46,334**

ANNUAL EXPENSES

Electric: RE Tax/Yr: **\$5,292** Acct/Legal: **500**
 Gas: Insurance: **\$2,832** Adv/Permits:
 Wtr/Swr: **\$730** Management: Supplies: **825**
 Rep/Maint: **\$2,116** Lease Comm: Misc/Other: **771**

FINANCIAL INFORMATION

Deposit: **\$10,000** County/Yr: **\$1335 / 2025** Land: **\$2,700**
 School/Yr: **\$3529 / 2025** Imprv: **\$58,400**
 City Twp/Yr: **\$428 / 2025** Totl: **\$61,100**
 Total Taxes: **\$5,292** Sellers Disclosure: **N**
 Transfer Tax: **Split**

Richard Kress

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