

**MLS #: C150324A (Active) List Price: \$75,000**

1113 East Second Street Oil City, PA 16301



<b>TYPE:</b> Warehouse/Distribution Building	<b>COUNTY:</b> Venango
<b># LEVELS:</b> 1	<b>SCHOOL:</b> Oil City
<b>SQFT-TOTAL:</b> 16315	<b>APX LOT SIZE:</b>
<b>BUILDING SIZE:</b> 132'x122'	<b>LOT SQFT:</b>
<b>TOTAL BATHS:</b> 2	<b>APX ACRES:</b> 1.59
<b>YEAR BUILT:</b> 0	<b>ZONING:</b> R-2
<b>LOADING DOCKS:</b> Yes	<b>TAX LOCATION:</b> Oil City
<b>O/H DOORS:</b> Yes	<b>TAX MAP #:</b> 16,002.-089..-000
<b>LEASE:</b> No	<b>TAXES:</b> 5487
<b>REAL ESTATE INCLUDED:</b> Yes	<b>TAX YEAR:</b> 2017
<b># PARKING:</b> 10	<b>ASSESSMENT:</b> 158,910
<b>PARKING AVAILABLE:</b> On Premises	

**LEGAL:** (Agents) The following clause is required on all Agreements of Sale: Facsimile signatures shall have the same force & effect as original signatures with reference to this Agreement & all associated documents.

**BOOK:** 0062      **PAGE:** 0676      **RESTRICTIVE COVENANTS:** Unknown      **OTHER BUILDINGS:**  
**CLEAN AND GREEN:** No      **ROAD FRONT FT:** 300+      **OGMT:** Unknown

**ROOF AGE:**      **ELECTRIC COMPANY:** Penelec      **ELECTRIC \$:** 0

**TELECOMM TO BUILDING:**      **NATURAL GAS COMPANY:** National Fuel Gas  
**HEAT \$:** 0.00      **SEWER COMPANY:** Municipal      **WATER COMPANY:** Municipal  
**FEATURES:** 3 Phase, Electric-Circuit Break-200 Amp, Natural Gas

<b>CONSTRUCTION:</b> Masonry	<b>HEAT:</b> Other
<b>EXTERIOR:</b> Brick	<b>COOLING:</b> None
<b>ROOF:</b> Other	<b>WATER:</b> Public
<b>FUEL:</b> Gas	<b>SEWER:</b> Public

**PUBLIC REMARKS:** This building is presently being used as a warehouse. There are large open spaces for storage. In addition, there are overhead doors and paved parking areas on each side of the building. This property to be sold "AS IS, WHERE IS". Ask listing broker regarding underground storage tank addendum.

**DIRECTIONS:** From VCCH, turn left onto Allegheny Blvd. (Rt. 62N/Rt. 8). Turn right onto 1st bridge, then turn left onto W. 1st St. Follow U.S. 62 N. The subject property is on the right.