

# TAX MAP



**2 Story Building on a .2+/- Acre Lot  
with Retail Store Front & 4 Apartments**

**516 W. 1<sup>st</sup> Avenue  
Parkesburg PA 19365**

*Parkesburg Borough - Octorara Area Schools*

**\$259,900**



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433

Listing Agent: Steve Barr  
steve@barr1.com  
[www.barr1.com](http://www.barr1.com)

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**ADDRESS:** 516 W. First Avenue  
 Parkesburg PA 19365

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**PRICE:** \$259,900.00

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**SELLER:** Scott L. & Karen L. Smith

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**STYLE:** 2 Story  
**YEAR BUILT:** 1910+/-  
**LOT DESCR:** .20 Acre +/-  
**ZONING:** Central Business District  
**TAX PARCEL:** 08-05-0086  
**DEED REF:** 7818-1238  
**LEASEABLE:** 5,201+/- SF

**TAXES: YEAR: 2016**  
 \$5,794 **School:** Octorara Area  
 624 **County:** Chester  
 1,500 **Municipal:** Parkesburg Boro  
 \$7,918 **TOTAL**

**★DIRECTIONS★**

From Route 10, take Rt 372 W (1st Ave)  
 to Property on Left.

**★FEATURES★**

Good investment opportunity to purchase a large 5 unit building with (3) 2 BR apts, (1) 1 BR apt and small storefront. All units have own heating system. Price includes refrigerator and stove in all apartments. Laundry hookup in 2 units. Stone parking area in rear.

<b>Income</b>	<b>Monthly</b>	<b>Annually</b>
518 (Storefront)	\$300	\$3,600
518 B (1BR)	500	6,000
518 C (2BR)	650	7,800
516 A (2BR)	775	9,300
516 C (2BR)	750	9,000
<b>Total Income</b>	<b>\$2,975</b>	<b>\$35,700</b>

<b>Estimated Yearly Expenses</b>		
Taxes	\$8,000	
Insurance	2,200	
Water, Sewer/Trash	3,500	
Misc. Repairs	1,000	
<b>Total Estimated Expenses</b>		<b>\$14,700</b>

<b>Estimated Net Income</b>
<b>\$21,000</b>

*The information contained in this brochure is believed to be accurate, but is not guaranteed.*

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