

# Coldwell Banker University Realty

814-237-6543

Prepared by:

**Scott Shamrock**

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Listing #: **0720945** Status/Cont: **Active /**  
List Price: **\$149,000** Style: **Contemporary**  
Year Built: Covenants: **Covenants-Unknown**  
Total SF: **1500** Builder:  
Acres Est: **.24** Possess:  
Bedrooms: **0** Close Price:  
Baths: **0** Close Date:  
Garage Stalls **0**  
Address: **118 Boalsburg Road**  
**Lemont, PA 16851**

## Specifications/Legal

Above Gr SF: **1500** Garage Type: **None**  
BG Unfin: Drive Type: **Gravel**  
BG Fin: **1500** Exterior: **Stucco**  
Air Conditioning: **Wall** Walkout: **Yes**  
Heat Type: **Baseboard** Roof Type: **Rubber**  
Heat Fuel: **Electric** Fireplaces: **0**  
HVAC \$/Mo: FP Fuel: **None**  
Wtr Sftnr: **None** Prop Code: **19-014-,090-,0000**  
Water: **Public** Parcel:  
Sewer: **Public** Basement: **Full Basement Fin**  
Zoning: **R1**  
Lot Size Desc: **.24**  
Deed BK/Pg: **1470/0043**

## Layout

DEN MNFL Office, Assembly, plumbing/electricity  
DEN LBL Open Area with 3 offices  
1/2 MNFL  
1/2 LBL

## Area

MLS Area: **State College 1**  
Region: **Lemont**

## Schools

Elem: **Lemont**  
Mdl/JH: **Mount Nittany MS**  
High: **State College Area**

## Interior Prop Features

Office

## Taxes/Fees

Total Taxes: **2315**  
Tax Year: **2007**  
Assmts:  
Assc Fee:

## Included

## Not Included

Furniture

## Available Financing

Cash  
Commercial Loan  
Conventional

## Description

Great building in great location! Grandfathered professional office space. Could also be converted into Single Family Residential or up/down Duplex. 10+ parking spaces across street are currently leased - owner willing to continue leasing.

## Listing Information

Owner: **PETERSEN & EVANS** Listing Agent: **Scott Shamrock** DOM: **7**  
Phone: **L/O** Agent Phone: **814-237-6543** Selling Agent:  
Occupant: **Tenant** Listing Office: **Coldwell Banker University** Selling Office:  
Key Loc: **Lkbox-Yes/Front** Office Phone: **814-237-6543** Concess:  
Financing: Bonus: ERS: **No** S Fee: **0** EA:  
LS: **No** BA: **Yes** Com: **2.7** D/V: **No** NA: Com: D/V:  
Min Com:

Instructions: **E. College Avenue (RT-26) to Pike Street. Follow Pike Street to 4-way light. Turn left onto Boalsburg Rd. - building**

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**Residential**

