



**117-129 Dora Village Main Street**  
**Greensboro PA 15153**  
**Subdivision:** Other Subdivision  
**Status:** Expired  
**Zoning:** None  
**District:** Monongahela Township  
**Directions:** US Route 119 North to Point Marion, PA; Cross Iron Bridge; right Route 88 North - 6 miles; right at  
**Showing Instructions:** Lockbox, Appointment Required  
**Lock Box Description:** Combo  
**Legal Description:** Monongahela Township, Greene

**Commercial/Industrial**  
**Area:** Pennsylvania  
**County Code:** Greene Pa  
**List Date:** 3/30/2006  
**Update:** 5/1/2007  
**Disclosures:**  
**Exclusive Right to Sell**  
**Listing Number:** 10048690  
**Deed Bk:** 565 **Deed Pg:** 85  
**List Price:** \$299,000  
**Original Price:** \$299,000  
**Expr. Date:** 4/30/2007

**LISTING INFORMATION**

<b>List Office:</b> RE/MAX REAL ESTATE	<b>List Office Phone:</b> Office (304) 292-3900	<b>Map Page:</b> 16-04-130B
<b>List Agent:</b> JARRETT R HALL	<b>List Agent Phone:</b> (304) 692-7500	<b>Parcel #</b>
<b>List Agent 2:</b>	<b>List Agent 2 Phone:</b>	<b>Minimum Deposit:</b> 2000
<b>Owner Name:</b> Nancy Burris	<b>Occupied:</b> Vacant	<b>Possession:</b> Closing

**SOLD INFORMATION**

<b>How Sold:</b>	<b>Seller Agent Commission:</b> 4.5	<b>Selling Agent:</b>
<b>Sale Price:</b>	<b>Buyers Agent Commission:</b> 4.5	<b>Selling Office:</b>
<b>Closed Date:</b>	<b>Market Time:</b> 397	

**PROPERTY FEATURES**

<b>Office Square Feet:</b>	1100
<b>Warehouse Square Feet:</b>	10,746
<b>Retail Square Feet:</b>	
<b>Industrial Square Feet:</b>	360
<b>Residential Square Feet:</b>	1960
<b>Total Square Feet:</b>	14166
<b>Lot Dimensions:</b>	346x267x131x202x170
<b>Lot Square Feet:</b>	78,713
<b>Frontage Feet:</b>	346
<b>Acres:</b>	1.807000
<b>Foundation Dimensions:</b>	Floor Plan Available
<b>Zoning Description:</b>	None
<b>Number of Units:</b>	2
<b>Number of Stories:</b>	1.00
<b>Number of Elevators:</b>	0
<b>Year Built:</b>	1974
<b>Business Included:</b>	No

**DESCRIPTIONS**

	Studio	1 BRDM	2 BDRM	3 BDRM	4 BDRM
<b>No. Units This Type:</b>					
<b>No. Full Baths:</b>					
<b>No. Partial Baths:</b>					
<b>Square Feet:</b>					
<b>Monthly Rent:</b>					
<b>No. Vacant:</b>					
<b>Appliances Included:</b>					
<b>No. of Restrooms:</b>	2				
<b>No. Docks:</b>	1				
<b>No. Overhead Doors:</b>	6				
<b>Ceiling Height:</b>	15.000000				
<b>Handicap Modified:</b>	No				
<b>Traffic Count:</b>					
<b>No. Tenants:</b>	0				
<b>Percent Leased:</b>	0.000000				
<b>Divisible:</b>	No				
<b>Expandable:</b>	No				
<b>For Lease:</b>	No				
<b>Max. Floor Load:</b>					

**TAX INFORMATION**

<b>Tax Amount:</b>	6690.
<b>Tax Year:</b>	2005
<b>Property ID Number:</b>	56218081604130BT

**EXPENSES**

<b>Insurance Expense:</b>	<b>Fuel Expense:</b>
<b>Maintenance Expense:</b>	<b>Water/Sewer Expense:</b>
<b>Electric Expense:</b>	<b>Other Expense Name:</b>
<b>Management Expense:</b>	<b>Other Expense:</b>
<b>Vacancy Factor:</b>	

**INCOME**

<b>Gross Income:</b>	<b>Operating Expenses:</b>	<b>Net Income:</b>
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**FEATURES**

<b>Lot Description:</b>	<b>Electric:</b> 440 Volts, Three Phase
<b>Parking:</b> Lot, 1-25 Spaces, Unpaved, Off Street	<b>Roof:</b> Shingles, Rubber, Tar/Gravel, Other
<b>Road Frontage:</b> Paved, County Road	<b>Flooring:</b> Wood, Concrete
<b>Exterior Features:</b> Storage Building, Outside Storage Area, Dumpster,	<b>Foundation:</b> Masonry
<b>Features:</b> Grade Loading, Dock Ht Loading, Public Restrooms	<b>Heating:</b> Space Heater(s)
<b>Construction:</b> Frame, Block, Concrete, Steel Metal Frame	<b>Cooling:</b> Central Air
<b>Documents:</b> Legal Description, Floor Plan, Recorded Plat/Plan,	<b>Water Sewer:</b> City Sewer, City Water

**REMARKS**

Subject property 11,746 SF commercial / industrial building varying in age from the mid 1970's to early 1990's which breaks down to 1,520 SF office space; 7,236 SF heated shop area; 2,990 SF unheated storage area. Also a 1,960 SF modular home in excellent condition and a newer 2 car detached garage; and many additional improvements.

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