



# Steiger Realty

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## Location

Office Code: DKD-67

List Price: \$70,000 FOUR UNIT

**Address:** 26 E. Courtney St., Dunkirk, NY 14048  
**County:** Chautauqua  
**Town:** Dunkirk  
**Schools:** Dunkirk



Subagent Commission: 3% - Buyer Broker Commission: 3%

## Tax & Land Information

**Approx. Taxes:** \$3,118  
**Assessed Value:** \$64,500  
**Property ID:** 38-1-38  
**Lot Size:** 70x100  
**Frontage:** corner lot  
**Zoning:** Res

## Details/Information

**Year Built:** 1940  
**Approx. SqFt.:** 2,320  
**Style:** 2 story  
**Construction:** woodframe  
**Exterior:** ABS  
**Color:** yellow  
**Rooms:** 18  
**Bedrooms:** 8  
**Bathrooms:** 4  
**Windows:** double hung, some thermopane  
**Age of Roof:** 8 years  
**Fireplace:** none  
**Insulation:** yes  
**Attic:** crawl  
**Basement:** full  
**Foundation:** poured wall & block  
**Garage:** none  
**Garage Size:**  
**Driveway:** concrete  
**Water:** municipal, sewer

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1<sup>st</sup> floor, 2 = 2<sup>nd</sup> floor, etc. (All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
<b>Living Room:</b>	14.5x13.5, 21.5x13.5, 12.5x12, 15x5	ww, ww, ww, ww	1, 1, 2, 1
<b>Dining Room:</b>	8x11.5 (apt 4)	ww	1
<b>Family Room:</b>	-	-	-
<b>Kitchen:</b>	11.5x11.5, 13.5x13, 12.5x13, 17x9.5	v, v, v, v	1, 1, 2, 1
<b>1<sup>st</sup> Bedroom:</b>	10x11.5, 12.5x13.5, 8x7, 12x12	ww, ww, ww, ww	1, 1, 2, 1
<b>2<sup>nd</sup> Bedroom:</b>	8x6, n/a, 12.5x14, 13x11.5	ww, n/a, ww, ww	1, n/a, 2, 1
<b>3<sup>rd</sup> Bedroom:</b>	11x15 (apt 3)	ww	2
<b>4<sup>th</sup> Bedroom:</b>	-	-	-
<b>1<sup>st</sup> Bathroom:</b>	13x8, 9x5, 8x8, 8x8	v, v, v, v	1, 1, 2, 1
<b>2<sup>nd</sup> Bathroom:</b>	-	-	-
<b>Laundry/Utility:</b>	-	-	-

### Other Features:

**Built-ins:** gas stoves in all apartments, refrigerators in all apartments except apt. 3  
**Furnace:** space heater (apt. 1), floor furnace (apt. 2), HWBB (apt. 3), FHA (apt. 4)  
**Electric:** 100 amp, breakers (x4) **Water Heater:** 40 gallon, gas (x4)

### Other Bldgs.:

**Remarks:** This 4-unit apartment building is ready for the next owner to take over! Many new features such as electric, hot water tanks, plumbing, and roof make this a low maintenance income property. All apartments are in good condition and have been well maintained. Current rental income is \$1,480/month. For further information or an appointment to view this property, please contact Nathan Steiger at (716) 312-4188, (716)536-8606 (cell) or via e-mail at [nathan@steigerrealty.com](mailto:nathan@steigerrealty.com).

**Directions:** From Roberts Road, turn west onto E. Courtney, the home will be on your right. Or, from Route 60, turn east onto W. Courtney, the home will be on your left. Sign in place.

**Occupied:** yes (all)

**Possession:** closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.