

Location

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

Office Code: DKD-67

List Price: \$70,000 FOUR UNIT
PRICE REDUCED



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

Tax & Land Information

Approx. Taxes: \$3,414
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 = 1st floor, 2 = 2nd floor, etc. (All dimensions are rounded to nearest 1/2 foot)

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

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.

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.

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