



Steiger Realty

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Location

Office Code: SCH-219

List Price: \$84,900 HOME, STOREFRONT & APT

Address: 150 Central Ave., Silver Creek, NY 14136
County: Chautauqua
Town: Hanover
Schools: Silver Creek



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

Tax & Land Information

Approx. Taxes: \$3,885.14
Assessed Value: \$87,100
Property ID: 32.17-3-4
Lot Size: approx. 68x113
Frontage: 156'
Zoning: Res/Comm

Details/Information

Year Built: 1900

Approx. SqFt.: 3442

Style: 2.5 story

Construction: woodframe

Exterior: wood

Color: white

Rooms: 8 + 3

Bedrooms: 4 + 1

Bathrooms: 1.5 + 1

Windows: thermopane & plate

Age of Roof: upper 2009, lower unknown

Fireplace: yes

Insulation: some

Attic: yes (walk-up)

Basement: partial

Foundation: block

Garage: -

Garage Size: -

Driveway: gravel parking area

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:	17.5x14, 12x11 (apt)	ww, ww	1, 2
Dining Room:	-	-	-
Family Room:	11.5x12.5	v	1
Kitchen:	14x12, 8.5x7.5 (apt)	v, w	1, 2
1st Bedroom:	14x12.5, 8.5x16 (apt)	hw, ww	2, 2
2nd Bedroom:	17.5x12	hw	2
3rd Bedroom:	8.5x9	hw	2
4th Bedroom:	10.5x11.5	hw	3
1st Bathroom:	9x4.5	v	2
2nd Bathroom:	3x6 (apt)	v	1
Laundry/Utility:	in basement	concrete	B

Other 11x11 covered deck, 8.5x9 sunroom, 21x21.5 retail area (storefront), 28x12 retail area (storefront), 6x9

Rooms: storeroom (storefront), 5x5 storeroom (storefront), 5x6 office (storefront), 7.5x3 half bath (storefront)

Built-ins: -

Furnace: FHA & HWBB, gas (new in 2009)

Electric: 150 amp, breakers **Water Heater:** 40 gallon (two), gas

Other

Bldgs.: -

Remarks: This is a two family residence with an attached storefront which can allow the owner an excellent income opportunity. The main home is a 4 bedroom with 1540 sq.ft., the apartment is a 1 bedroom with 644 sq.ft. The retail/office space has barrier free access and is 1150 sq.ft. with an office, two storerooms and a half bath. The retail space rents for \$675 with utilities, the one bedroom apartment rents for \$475 with utilities and the 4 bedroom rents for \$600 in the winter (6 mo.) an \$575 in the summer (6 mo.) without utilities. As an example, a 30 year mortgage at 6% results in a payment of \$509/mo plus \$320/mo taxes for a total of \$829/mo versus \$1,725/mo income - live in either apartment and the property will pay for itself! Owner financing is possible. For further information or an appointment to view this property, please contact Milt Steiger at (716) 679-8277 or via e-mail at milt@steigerrealty.com.

Directions: Located on the corner of Central Ave. (Route 5) and Jackson St. in Silver Creek. (Across from Quality Markets.)

Occupied: yes
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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