

Location

Address: 209 Pine St., South Dayton, NY 14723
County: Cattaraugus
Town: Dayton
Schools: Pine Valley

Office Code: SDD-37

List Price: \$119,900 MULTI-UNIT WITH STORE FRONT



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

Tax & Land Information

Approx. Taxes: \$3,932.76
Assessed Value: \$68,000
Property ID: 33.033-5-37
Lot Size: 50x150
Frontage: 50'
Zoning: Com/Res

Details/Information

Year Built: 1900

Approx. SqFt.: 7131

Style: 2 story

Construction: block

Exterior: glazed block

Color: brown

Rooms: 22

Bedrooms: 6

Bathrooms: 6.5

Windows: thermopane

Age of Roof: 4 years

Fireplace: -

Insulation: some

Attic: -

Basement: partial

Foundation: block

Garage: 1.5 car

Garage Size: 21x29

Driveway: gravel

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:	-	-	-
Dining Room:	-	-	-
Family Room:	-	-	-
Kitchen:	-	-	-
1st Bedroom:	-	-	-
2nd Bedroom:	-	-	-
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	-	-	-
2nd Bathroom:	-	-	-
Laundry/Utility:	-	-	-

Other

Rooms:

Built-ins:

Furnace: oil fired boiler in storefront, electric in apartments

Electric: each apartment has its own 100 amp service (breakers) **Water Heater:** each apartment has its own electric water heater

Other

Bldgs.:

Remarks: This property consists of 6 one bedroom apartments with each having a living room, bathroom and kitchen, all with separate utilities. Water is included in the rent. Five apartments are on the second floor and one is on the first. The storefront consists of 2757 square feet and includes a retail area, office, half bath, storeroom and garage. Current rental income is \$27,600/year. 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: Pine Street is the main road through South Dayton (Route 322). The property is on the south side of the street, kitty-corner to the village square. Sign in place.

Occupied: yes
Possession: closing