

**Commercial-Industrial-Business**

**2316 Duss Avenue**



MLS #: **1251523** Status: **Expired** List Price: **\$89,900**  
 Address: **2316 Duss Avenue**  
 Area: **Ambridge** Zip Code: **15003**  
 Postal/Mailing City: County: **Beaver**  
 Lease Price: Lease Per:  
 Directions: **Ohio River Blvd. (65) to Logan Lane (at Sheetz). Right on Duss Avenue. Straight at stop sign (989), 2316 Duss Avenue on left. Parking lot beside building.**  
 Map#/Block#/Lot#/Info: **12-010-0402.000/12-010-0403.000**  
 Lot: **30x110x30x110** Acres: **0.08**  
 Zoning: **C**  
 For Sale: **Building, Land**  
 For Lease:  
 Business Name:  
 Business Description: **Bldg and lot**

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General Information

Office SqFt: <b>1,000</b>	Railroad: <b>no</b>	GAI: <b>\$15,600</b>	Utilities:
Warehouse SqFt:	Freight Elev: <b>no</b>	GOI:	Maintenance:
Road Frontage: <b>30</b>	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height:	Dock:	Taxes: <b>\$2,002</b>	NOI:
			Insurance: <b>\$1,200</b>

Remarks

**Amazing income opportunity! Currently leased to great tenant. Restaurant first floor and 2 bedroom apartment upstairs. Tenant pays utilities, insurance and general maintenance plus rent per month. Lease transfers with sale. First floor restaurant has large eating area, 1 restroom, large kitchen, basement. Great location. Right inside Harmony Township line.**

Agent Remarks

**Business not for sale. Building and parking lot (for 12 vehicles) 2 parcels included in sale. Second floor is tenant's residence. Building and apartment leased for \$1300 per month. Barbecue is thriving business. . Building and apartment previously leased to Chinese Restaurant. Contact agent for show. 24 hours notice needed for tenant.**

Features

Type Property: <b>Other</b>	Year Built: <b>1933</b>
Form of Access: <b>City</b>	Construction: <b>Brick</b>
Parking: <b>12/lot</b>	Insulation: <b>Unknown</b>
Traffic Count:	Utilities Avail: <b>Electricity, Gas, Sewer, Water</b>
Show: <b>Other</b>	

Office Information

Value: <b>Assessment Value - \$15,100</b>	Tenant Occ: <b>Yes</b>	Taxes: <b>\$2,002</b>
ICD: <b>No</b>	ENT:	Foreclosure: <b>No</b>
BAC: <b>2.5</b>	TLC: <b>0.00</b>	Short Sale: <b>No</b>
SAC: <b>0.00</b>		
Owner: <b>Liu</b>	Tour Date:	
Contact: <b>Debbie Sample</b>	Phone: <b>724-561-3575</b>	Cell Phone: <b>724-561-3575</b>
Agent: <b>Debbie Sample</b>	Phone:	
Email: <a href="mailto:dsample@thepreferredrealty.com">dsample@thepreferredrealty.com</a>	Tour URL:	
Agent State License #: <b>RS321291</b>	Broker State License #: <b>RBO49951C</b>	
List Office: <b>13216 - BERKSHIRE HATHAWAY THE PREFERRED REALTY</b>	Phone: <b>724-774-2222 ext.207</b>	
List Date: <b>11/01/2016</b>	Expire Date: <b>11/01/2017</b>	Pending Date:

[Click on the arrow to view History](#)

**Friday, February 2, 2018 1:58 PM Requested By: Dan Reeder**

List # is one of 1251523, 1087529, 816756  
 Property Type is 'Commercial-Industrial-Business'  
 Found 3 results in 0.02 seconds.