

8 West 4th Street

Residential Active \$ 70,000

GOOD REAL ESTATE
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Book Section	Res/Comm.	Occupancy		Location	In town
Basement	Full	Construction	Brick Veneer	Sewer/Septic	city
Area	3000 sq.ft.	Total Baths	1+3/4 + 1/2	Foundation	Stone
Age	100+	Type Heating	Gas hot water radiator	Roof	shingled
Lot Size	50x95	Floors	mixed	Water	city
Total Bedrooms	4	Walls	plaster		
Garage Remarks	2 stall	Style	Victorian Style		

Area: Cameron County **Zoning:** Residential **Taxes:** approx. \$1800+
Map: **School District:** Cameron

ROOM	1ST FLOOR	2ND FLOOR	3rd FLOOR	ROOM	1ST FLOOR	2ND FLOOR	3RD FLOOR
Living Room:	X			Bedroom 1:	X	X	
Dining Room:	X			Bedroom 2:	X	X	
Kitchen:	X			Bedroom 3:		X	
Basement:	X			Bedroom 4:		X	
Other: DEN				Baths:	.75&.50	full	

Description: This property is certified as a commercial building. It is complimented with a private office, 2 stall garage, hot water heat, 1 full bath, 2 half baths and 4 bedrooms upstairs. Located in the heart of Emporium Borough this would make a great location for a Bed & Breakfast, Elderly Care Facility or Restaurant. This could be made into a beautiful showplace. The options are endless.

Other Remarks: full floored attic, fire escape, Dept. Labor Industry Approved.