

# Coldwell Banker University Realty

## 814-237-6543

April 17, 2008



Address: **215 N. Sixth Street**  
**Philipsburg, PA 16866**

List Price: **\$16,000**  
 Listing #: **2000325**

Status: **Active**  
 MLS Area: **Philipsburg/Osceola 5**

**Buildable vacant lot with public water and sewer on site. Could be used as an additional yard, mobil home site or house site.**

Comments: **Buildable vacant lot with public water and sewer on site. Could be used as an additional yard, mobil home site or house site.**

**DIR: Take RT-322 to Philipsburg - take right onto Sixth Street - property on the left.**

Property Information	Exterior Property Features
Est Acres: <b>0.09</b> Lot Size: <b>.09 acres</b> Frontage Ft: <b>33</b> Depth Ft: <b>120</b>	<b>Electric to Property</b>
Gross Taxes: <b>137</b> Tax Yr: <b>2008</b> Assessments:	
Elem School: <b>Philipsburg</b> JH/Mdl School: <b>Philipsburg Oseola JH</b> Sr High School: <b>Philipsburg-Osceola</b>	
Water Type: <b>Public</b> Sewer Type: <b>Public</b> Fuel Type: <b>Electric</b>	
Region: Flood: Zoning: <b>R1B</b>	
Possession: Builder: Property Code: <b>29-201-037</b> Parcel:	
Municipality: <b>Philipsburg Boro</b> Assessed Value: <b>2145</b> Deed Book/Page: <b>1976/0194</b>	Latitude: Longitude:

Listing Information				
Owner: <b>McCLOSKEY, Brodie</b>	Buyer Agent: <b>Yes</b>	Sub-Agent: <b>No</b>	Non-Agent:	
Owner Phone: <b>L/O</b>	BA Comm: <b>2.7</b>	Selling Fee: <b>0</b>	NA Comm:	
Financial Int: <b>No</b>	Dual/Var Rate: <b>No</b>	Dual/Var Rate:	Dual/Var Rate:	
List Agent: <b>Kent Barr</b>	Key Loc: <b>None</b>		LS: <b>No</b>	Contingency:
Agent Phone: <b>237-6543 x 22</b>	Sale Date:			
List Office: <b>Coldwell Banker University Realty</b>	Sale Price:			
Office Phone: <b>814-237-6543</b>	Selling Office:			Closing Co/Fee:
	Selling Agent:			Bonus:
	Selling Financing:			Min Comm:
	Sale Concession:			Lease Fee:
Instructions/Directions: <b>Take RT-322 to Philipsburg - take right onto Sixth Street - property on the left.</b>				