

A Property for Your Consideration...

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Southprk/ South Park/Mckinley **43 ALDRICH** **\$49,900**

Ref #: 256393
Subdivision:
County: Erie
Zoning: Residential Multi Unit
SqFt: 2,200
Lot Size: 30X128.
Stories: 2.000
#Beds in Largest Unit: 3
Year Built: /1900
School: Buffalo



Type: Two Unit **Total Units:** 2
Garage: 0.000 **Parking:**
Unit 1 - #Beds: 3 **#Baths:** 1 **Rent:** \$0
Unit 2 - #Beds: 3 **#Baths:** 1 **Rent:** \$450
Unit 3 - #Beds: **#Baths:** **Rent:**
Unit 4 - #Beds: **#Baths:** **Rent:**
Sewer: Sanitary Sewer Connection **Utilities:**
Heat/Cool: Forced Air **Water:** Public Water Connection

Nice 3/3 double with generous room sizes. Great South Buffalo location, near Botanical Gardens, public transportation, schools, Basilica, ect. Some replacement windows, newer stoves and refrigerators stay in each unit. Separate utilities (gas & electric) one water meter. One furnace 3 years old; the other is 5 years old. Lower has central air & alarm system. Rear shed needs work.



Kitchen Appl Incl:
 Oven/Range(S) Free Standing /Refrigerator(S)

Equipment/Appl Incl:
 Security System

Interior Features:
 220 Plug /Window Blinds - Some /Circuit Breakers - Some /Natural Woodv

Exterior Features:
 Partially Fenced Yard

Rental Incl:
 Water
 McKinley Pkwy or South Pk to Aldrich

