

**** The Information Contained Herein Is Approximate - Buyer Should Verify ****

Western New York MLS

07/09/07 03:45 PM



APARTMENTS - 5 OR MORE UNITS

ML# **266292** Area **402 /BIDWELL** Status **S** LP\$ **179,900**
 Address **660 Auburn** Zip Code **14222** Tran **SALE**
 Township **Buffalo** County **ERIE**
 CN School
 CrossSt **Elmwood** Sq Ft **3,957** ListType **ER**
 Tax Id **140200-100-220-0002-082-000**
 Lot Size **40x117** YrBlt **/1920** Zoning **MULT**
 Estimated Taxes \$ **4,400** Assessed Value \$ **86,800**

GENERAL INFORMATION

Type **1BEDRM /2BEDRM /STUDIOS** # Stories **2.000** Total Units **6** Monthly Rent \$ **2,525**
 Basement **FULL** Roof **ASPHALT** # Leases **4**
 # Garages **0** Parking **STREET** Driveway **NONE**
 RentalInclu **ALL-UTIL** Rent Control

Remarks: **Six units (4 studios, One 2 -bedroom, 1 lg -1 bedroom) current C of O, great location- Elmwood Village, numerous updates: forced air furnace '05, roof '96, HWT '05, windows '06, 150 amp service '01, vinyl siding, hardwood floors, smoke detectors, appliances '02 & '03, electronic door release 1st floor intercom to each apartment. Utilities are congruently included in rent. Owner working on easment to create off-street for parking for tenants. Owner finishing a possibility.**

Virtual Tour

UNIT INFORMATION - ADDITIONAL FEATURES

	#Units-AvgMo. Rent		#Units-AvgMo. Rent		#Units-AvgMo. Rent
Studio	4 \$ 400	2 Bedroom	1 \$ 500	Other	1 \$ 275
1Bedroom	1 \$ 550	3/4 Bedroom		Vacant	0

Kitchen Appl Inc **ALLAPTS /OVEN-FRIG**

Equip/Appl Inc **CABLEAVL /DISHWR /INTL /SMKDETW /WASHER**

Floors **VINYL-SOME**

Interior **220PLUG /COPPER /CRBFR /NATWW-SOME**

Fireplace **NONE** Handicap

Exterior Feature

Amenities **CABLEAVL**

Exterior Desc **VINYL** Lot Location **OTHER**

UTILITIES - SHOW/PHOTO - ADDITIONAL INFORMATION

Heat/Cool **FORCDAIR /HOTWATER** Sewer **CONNECTN**
 Heat Fuel **GAS** Water Heat **GAS** Water **PUBCONN**
 Utilities Heat Units: # Common **1** # House Units **0** # Indiv **0**
 Gas Meters: # Common **1** # House Units **0** # Indiv **0**
 Elec Meters: # Common **1** # House Units **0** # Indiv **0**

Showing **ACCOMPNY** Possession **ATCLOSNG**
 Photo **TAKE** Extra Photo
 List Date **08/15/06** Expiration Date **02/28/07** Temp Off Market Date Withdrawn Date