



3133 New Germany Rd
Suite 85
Ebensburg, PA 15931
814-472-6660

James F. Estep, Jr.
Broker

Doug Tusing
Agent ph. 472-4260

www.esteprealty.com



ADDRESS		BDRMS	BATHS	PRICE
942 W. High St., Ebensburg, PA 15931		3	1.5	\$275,000
TYPE:	2 1/2 story	AGE:	Unknown	
CONSTRUCTION:	Brick	GARAGE:	One-car integral	
SQ. FOOTAGE:	Approx 2,017 sf	ROOF:	Shingle - new in 2023	
LOT SIZE:	Approx 14,500 sf	HEAT:	Gas hot water, plus some electric	
TAXES:	\$2,504	WIRING:	2 services, 100 amps each	
WATER:	Public	ZONING:	MX-VC, Mixed Village/Commercial	
SEWER:	Public	TAX ID#:	26-15-310	
ROOMS	1st	2nd/3rd fl Apartment	AIR CONDITIONING	
LIVING		X	CARPETS	Some Area Rugs
DINING			REFRIGERATOR	Yes WASHER - Yes
KITCHEN		X	DISHWASHER	Yes DRYER - Yes
BATHS	0.5	X	DISPOSAL	
BEDROOM		X	X	RANGE No
BEDROOM		X		DRAPES/BLINDS Yes
SUNROOM				FIREPLACE No
OFFICE	X			PORCH/DECK/PATIO Yes
LAUNDRY				SCHOOL DIST. Central Cambria
OTHER				STORAGE Ample
ATTIC	NONE		WINDOWS	Double-pane vinyl
BASEMENT	FULL, Unfinished		CABLE/TV ANT./SAT	Available
DIRECTIONS:	Located along W. High Street, just to the left of Ebensburg Ace Hardware			
REMARKS:	Solid brick building with commercial office on first floor, fully updated apartment on 2nd and 3rd floors. Office currently rented to insurance agent, apartment is vacant. Excellent location along busy commercial corridor in Ebensburg. Keep the office tenant and live above, or use the office for your own business and live in or rent out the apartment.			
THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED				