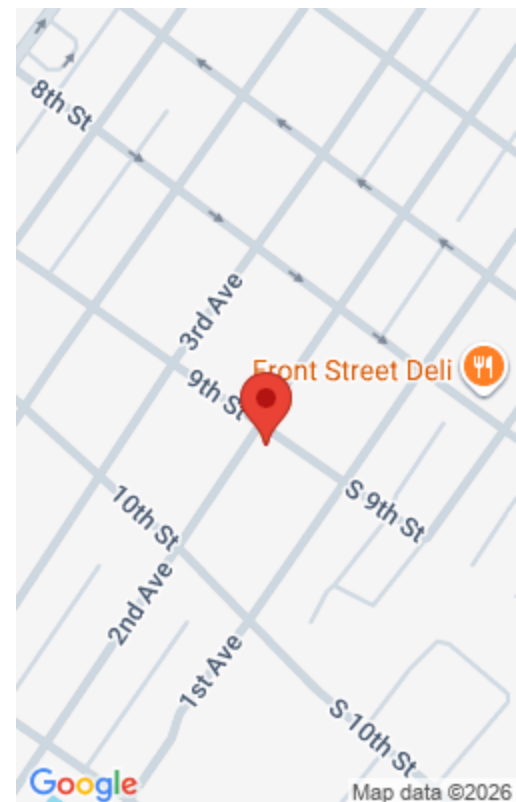




<https://railcityrealty.com>

Great Altoona investment opportunity! This duplex features a fully refurbished second-floor 3-bedroom unit and a nicely maintained first-floor unit. With all separate utilities, this property offers convenience for both owner and tenants. Whether you're looking to expand your investment portfolio or live in one unit while renting the other, this one is worth a look!

Christine Bouley



Category: Residential Income
Status: Active
Lot size: Public Records, 0.13 acres
Subdivision Name: None
Lot Size Acres: 0.13 acres
County: Blair

Type: Duplex
Area: 2075 sq ft
Year built: 1920
Bathrooms Full: 4
Zoning: Residential

Building Area Total: 2075 sq ft
Sewer: Public Sewer

Number Of Units Total: 2

Heating: Natural Gas, Forced Air

Pool Features: None

Utilities: Electricity Connected, Sewer Connected

Parking Features: See Remarks

WaterSource: Public

Exterior Features: Balcony, Rain Gutters

Electric: 100 Amp Service

Fencing: None

Fireplace Features: None

Lot Features: Year Round Access

Cooling: None

Tax Assessed Value: \$47,600

High School District: Altoona



Miscellaneous

Listing Terms: Cash, Commercial, Conventional, **Special Listing Conditions:** Standard, FHA, VA Loan See Remarks



Courtesy of

List Office Name: Coldwell Banker Town & Country R.E.