

752 Parkway Ave, Ewing, NJ 08618

Multi-Family

Settled

\$160,000



| | | | |
|------------------|---------------------------|---------------------|------------------|
| MLS #: | 6400221 | Total Units: | 2 |
| Tax ID #: | 02-00445-00012 | # Stories: | 2.0 |
| County: | Mercer | Aprox Sq Ft: | 1,872 / Assessor |
| MLS Area: | Ewing Twp (21102) | Acres / Lot Sq Ft: | .17 / 7,500 |
| Subdiv / Neigh: | Glendale | Lot Dimensions: | 50X150 |
| School District: | Ewing Twp | Land Use / Zoning: | RES |
| - High: | Ewing H.S. | Ownership: | Fee Simple |
| - Middle: | Gilmore J. Fisher M.S. | # Efficiency Units: | |
| - Elementary: | Parkway E.S. | # 1 Br Units: | |
| Age: | 74 | # 2 Br Units: | 1 |
| Condition: | | # 3+ Br Units: | 1 |
| Type: | Single/Detached | New Construction: | No |
| Design: | Duplex | Waterfront: | No |

Financial Information

Gross Annual Income:
 Total Annual Expense: **\$4,818**
 Net Operating Income:
 Land Assessment: **\$20,700**

Gross Rent Multi / Cap Rate:
 Taxes / Year: **\$4,909 / 2015**
 Assessment: **\$93,300**
 Improvements Assesment: **\$72,600**

Annual Expenses

Heating:
 Insurance:
 Electric:
 Maintenance:
 Sewer and Water:
 Other Expense:

Unit Information

| Unit # | Rooms | Bedrooms | Full Baths | Part Baths | Approx Sq Ft | Occupied | Rent | Lease / Exp |
|--------|-------|----------|------------|------------|--------------|----------|-------|-----------------|
| 1 | 5 | 3 | 1 | 0 | | No | | |
| 2 | 4 | 2 | 1 | 0 | | Yes | \$950 | 1 Year/Feb 2015 |

Features

Exterior: Vinyl Exterior

Interior: No/Unknown Accessibility Modifications, Laundry Hookup, Full Basement

Parking: No Garage, Driveway Parking

Utilities: Gas Heating No Air Conditioning, Gas Hot Water, Public Water, Public Sewer

Remarks

Public: Great Investment Opportunity! This Ewing Township Duplex features TWO Units with Separate Electric and Gas as well as ample Off-Street Parking. The First Floor Unit has Three Bedrooms, Full Bath, Kitchen and Living Room. The Second Floor Unit has Two Bedrooms, Full Bath, Kitchen and Living Room.

Agent: Send all offers to JoanGeorge@remax.net or via fax to 609.249.1944. Please include mortgage pre-approval or proof of funds with all offers.

Showing

Appointment Phone: (800) 746-9464

Showing Features: Call To Show, Supra Electric Lockbox, Tenant/Occupant Showing

Show Instructions: Call Appointment Center to Show

Cross Street: Olden

Directions: Olden Avenue to Parkway Avenue.

Map Grid:

Listing Office

[RE/MAX Tri County](#) (MRET01)
 2275 Highway 33, Hamilton Square, NJ 08690-1748
 Phone: (609) 587-9300

Agents

Listing Agent: [Joan C. George \(Lic#8134839\)](#)
 (609) 915-4425

Compensation

Buyer Broker: 3%-100

Transaction Broker: 3%-100

Dual/Var Comm: No

Sub Agent Broker: 0

Listing Information

| | | | | | |
|----------------------|------------------------------|----------------------|--------|------------------|------------|
| List Contract Date: | 06/01/2014 | Short Sale/REO: | No/No | Original Price: | \$194,745 |
| List Expire Date: | 12/31/2015 | Broker Interest: | No | PMP: | 439 |
| Agreement Type: | ER | Owner: | Totaro | DOM: | 398 |
| Earliest Possession: | | Sign: | Yes | Last Modified: | 10/10/2015 |
| Finance Accepted: | Conventional, FHA203 (b), VA | Prospects Excluded: | No | Off Market Date: | 07/03/2015 |
| | | Property Disclosure: | Yes | | |

Contract/Settlement Information

| | | | | |
|-----------------|---|----------------|--------------------|------------|
| Buyer's Office: | Keller Williams Real Estate-Princeton (KELLERR) | (609) 987-8889 | Price Before Sale: | \$179,745 |
| Buyer's Agent: | Carleton Badger (MBADGECA) | (609) 421-2121 | Pending Date: | 07/03/2015 |
| Financing: | Conventional | | Settled Date: | 09/25/2015 |
| Seller Concess: | Yes, \$1,000, Closing Costs | | | |