

The Melito & Koch Team
Realty ONE Group Supreme
(Launce Soult) Direct Line: 814-762-7524
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(Launce@melitoandkoch.com)



****Assignment of Contract Deal***

Mixed-Use: Commercial Storefront, Apartments, and Garage!

Right along Rails To Trails!

225 Filbert St Curwensville PA

Asking Price: \$70,000



Images and all deal info courtesy of **Launce Soult**

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Photos Link

**GIS Map and Floor Plans Included*

Commercial & Exterior: <https://photos.app.goo.gl/QpJgRAi7W9k8gLe3A>

Upper Floor Apartment Space: <https://photos.app.goo.gl/5qCiLp6uNffjSHek8>



Highlights

- Commercial Storefront
- Heated 2 Bay Garage
 - Apartment Space
- Along Rails to Trails



Repair Estimate

Total Estimated Repair Range: \$177,000

https://docs.google.com/document/d/15r_jsPgJjAzt4qhdh1jn8oQm9UixnGGVc4zXsHGbYgY/edit?usp=sharing

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Property Details

- Beds: 6
- Baths: 1
- Square Footage: 5046 SF
- Lot Size: 6000
- Year Built: 1900
- Zoning: Light Industrial
- Stories: 3
- Heat: Gas forced air. Age unknown. Working condition. No known service history.
- Electric: 100 Amp. Working condition, Age unknown, No known service history.
- Plumbing: Mixed. Age unknown. Condition unknown
- Water: Public
- Sewer: Public
- Roof: Metal. 2015. Good condition. Contractor observed one possible leak on 2nd floor. .
- Foundation: Stone and Block
- Windows: First floor windows are modern. Age unknown. Newer storefront window in 2007. 2nd floor windows are older and need replaced
- Water Heater: Electric. Age unknown. Condition unknown.
- Garage: 2 heated garage base are part of the main building.
- Flooring: Mixed. See photos
- Flood Zone: No
- Mold Noted: There are dark areas in various locations on 2nd floor.
- Water Damage: Yes. There are some ceiling areas in the 2nd floor that look like they have water damage
- Water in Basement: Yes. 4" to 6" upon last observation 9/16/25
- Taxes: 1600

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Comparable Sales/CMA

**we recommend any potential investor do their own due diligence and use these as a point of reference only*

ARV (After Repair Value) Comps:

https://my.flexmls.com/LanceSault/search/shared_links/CjBu2/listings/20230116163335173033000000

<https://www.flexmls.com/share/CjBu2/237-E-MARKET-ST-Clearfield-PA-16830>

0 bed, 2 bath, 11868 sqft, 2925 acre lot, 6 miles from subject property

Sold for \$264,000 on 5/22/23, DOM (days on market): 309t

PPSF (Price Per Square Foot): \$22.25

https://drive.google.com/file/d/1Q2Zhl_R6P602vfGMnTIRqWc8ak81Tty7/view?usp=drive_link

6 bed, 4 bath, 5789 sqft, .06 acre lot, 3 blocks from subject property

Sold for 130,000 on 04/30/25, DOM (days on market): 245

PPSF (Price Per Square Foot): \$22.80

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\$ **Estimated Market Rents**

Average Rents for 2 Bedroom Apts: \$750 per month



Town Overview

- **Economic/Jobs:** In Curwensville / Clearfield County the economy is heavily weighted toward **healthcare & social assistance, retail trade, and manufacturing**, with strong supporting roles from transportation/warehousing, public administration, and education.
- **Education:** In Curwensville there's the **Curwensville Area School District** operating two public schools (an elementary school and a junior/senior high school)
- **Lifestyle & Amenities:** Curwensville has a small-town, rural lifestyle with abundant access to outdoor recreation like Curwensville Lake, which offers trails, boating, a beach, disc golf, and picnic areas, along with community amenities such as an indoor pool, a recreation center, and nearby senior care facilities. Retail, dining, and cultural options are modest—many services and shops exist locally, but most residents rely on driving for errands and commuting since public transit is limited and distances are not always walkable. The town has a close-knit vibe with a slower pace of life, affordable housing compared to urban centers, but fewer choices in amenities and entertainment.

For more details on Town's attractions and local resources, visit:

- <https://www.visitclearfieldcounty.org>

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Contact Us to Schedule a Walkthrough

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