

**Location ++ -3 bdrm. 2 full bath house on Charlotte Ave.
Live here, have your business or both. Zoning allows both.
1134 Charlotte Ave. – Price Reduced to \$155,000**



REID Real Estate
“the right way”



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Approximately 1,350 sq. ft. Very well built house, floorplan is already well suited for office uses. Hardwood floors though out the house except for tile in the kitchen and baths. Present owner has used the house for the past 30 years as her art studio but has also had College students renting two of the bedrooms the entire 30 years. Very well maintained house, new water lines and heat pump within the last five years. House has been inspected and treated annually by local exterminator. Inside shown by appointment only.

Aerial photo shows the dimensions of the property based on the York County GIS measuring tool. Very central location close to Winthrop University & well established shopping & office buildings.



Aerial photo to right shows the established parking area behind the house. On the street parking along this section of Charlotte Ave has also been permitted. The zoning on this property is Neighborhood Office which allows Live-Work businesses with some limitations.

Note: All information stated above and any other associated with this property is deemed to be accurate but not guaranteed or warranted by REID Real Estate Inc, its Agents nor the Property Owner/s. All information subject to change.