

PA - Bethlehem / Athens - RB068966 | PA - Doylestown - RB069525 | NJ - 2299988. | NY - 103112909063

118 S 5th Street, Clearfield, PA 16830

ASSIGNMENT OF CONTRACT

Single Family FLIP Property



Asking Price: \$20,000

Team : 484-791-6200 | Office 610-321-3730



Images and all deal info courtesy of Launce Sout

Photos Link

*GIS Map and Floor Plans Included

<https://photos.app.goo.gl/ywhmhnH6Wwt35m79>

Property Details

- Beds: 3
 - Baths: 1.0
 - Square Footage: 1030 SF
 - Lot Size: 0.1
 - Year Built: 1890
 - Zoning: Residential
 - Heat: Oil forced air. Age unknown condition unknown
 - Electric: 100 Amp. 2015
 - Plumbing: Age unknown condition unknown
 - Water: City
 - Sewer: City
 - Roof: Shingle. Age unknown. No leaks
 - Foundation: Stone and block mix
 - Windows: Original wood.
 - Water Heater: Electric, Age unknown, Condition unknown.
 - Garage: 0
 - Features: Fireplace
 - Flooring: Wood
 - Flood Zone: No
 - Mold Noted: No
 - Water Damage: See photos
 - Water in Basement: Floor drain
 - Taxes: \$800
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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*

View MLS ARV Comps

<https://www.flexmls.com/share/DQbgO/228-CLARK-ST-Clearfield-PA-16830>

228 Clark St. Clearfield PA 16830

3 beds, 1.5bath, 1344 sqft

Sold for \$134,900 on 9/8/25

PPSF (Price Per Square Foot): \$100

ARV (After Repair Value) Comps:

https://www.zillow.com/homedetails/1211-Dorey-St-Clearfield-PA-16830/78592408_zpid/

1211 Daisy St. Clearfield PA 16830

3 beds, 2bath, 1274sqft

Sold for \$132,000 on 10/30/25

PPSF (Price Per Square Foot): \$103

Contact Us to Schedule a Walkthrough

DISCLOSURES

ORAL CONSUMER NOTICE

Pennsylvania Real Estate Law requires that we provide you with a written Consumer Notice describing your relationship options with a real estate licensee.

At this time, no agency relationship has been established. Any information shared is **not confidential** unless and until a written business relationship is entered into.

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A written Consumer Notice will be provided at our first formal meeting.

HOLD HARMLESS / NO ADVICE DISCLAIMER

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We are marketing an **assignment of contract**. We are not providing legal, tax, or financial advice.

Real estate investing involves risk. We make no guarantees regarding accuracy, performance, or projected returns. All information provided is believed to be reliable but is not warranted.

By reviewing or acting on this information, you agree that CORE Real Estate Team, The Melito & Koch Team, Realty ONE Group Supreme, and any related parties are not liable for any loss, reliance, or investment outcome.

You are responsible for conducting your own independent due diligence and consulting your own licensed legal and financial advisors.

DUE DILIGENCE REQUIREMENT

This is an assignment of contract.

All numbers, rents, expenses, and projections must be independently verified by the buyer. No investment returns are guaranteed.

Buyer is solely responsible for confirming condition, zoning, use, financials, and overall suitability of the property prior to closing.

All buyer agent fees are the responsibility of the buyer.