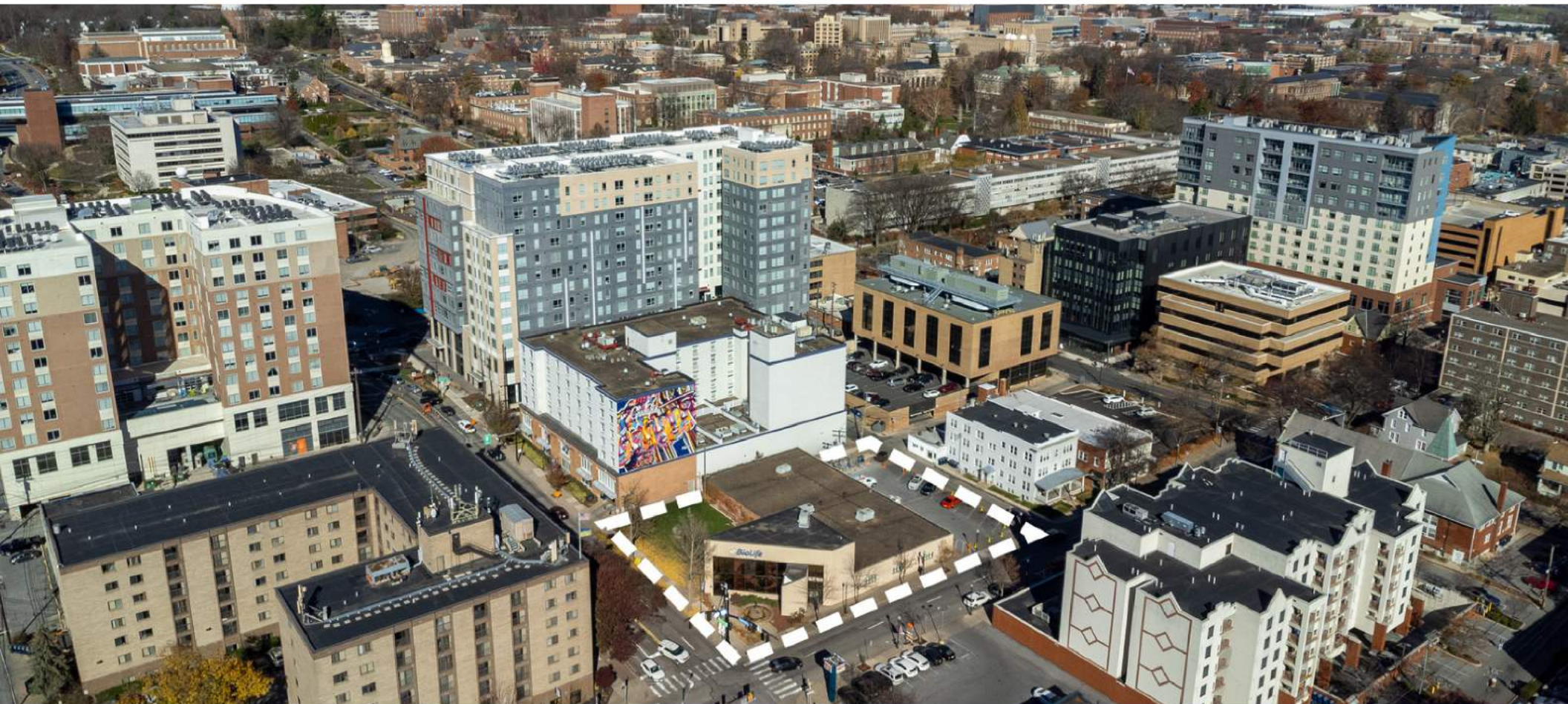


FOR SALE

PRIME CORNER LOT

3 Parcels • Zoned CID • 0.61 Acres



DOWNTOWN STATE COLLEGE

321 W Beaver Avenue
State College, PA 16801

FOR SALE BY

**KISSINGER
BIGATEL &
BROWER**
REALTORS

www.PrimeCornerLot.com



Kissinger Bigatel & Brower REALTORS
2300 S Atherton Street
State College, PA 16801
www.1kbb.com

(814) 234-4000 x3318

Listed by:

Karen Clark: (814) 360-5331

Paul Confer: (814) 404-1541

REALTORS®

Legal Disclaimer: This document contains selective information pertaining to the property and does not purport to be all-inclusive or to contain all the information that a purchaser, prospective purchaser, mortgagee, investor, lender, attorney, or others may desire. Buyer should conduct an independent investigation of the property to determine satisfaction and suitability of the property for Buyer's needs.

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Gateway to Downtown State College, PA

Located in the heart of central Pennsylvania, Downtown State College, PA, is home to Pennsylvania State University's main campus known as University Park. With over 46,000 undergrads, Penn State doubles the size of State College and provides access to the many amenities tied to a world-class academic institution. Complete with diverse eateries, vibrant arts, over 350 businesses, and a dynamic nightlife...it is no wonder this unique community ranks in the top "best places" polls every year.

This is a rare opportunity to own a prime corner lot situated at the intersection of Beaver Avenue and Atherton Street (Business Route 322), that is only a block away from The Pennsylvania State University campus. Considered by many to be the "gateway" to Happy Valley, this property offers unlimited potential to the right buyer who is focused on creating a new Landmark for generations to come.



Currently, there is a solid tenant occupying the existing building, with a lease that runs until December 31, 2024, allowing for revenue while utilization is planned. This property combines three (3) parcels totaling .61 acres and is zoned CID - Commercial Incentive District. Under current zoning, taking advantage of all the incentives could potentially allow for a new structure up to 95 feet.

We invite you to explore this prime location being offered for sale and to be part of the prosperity and future of Downtown State College, PA. **To learn more, please call Karen Clark at (814) 360-5331 or Paul Confer at (814) 404-1541.**

WE ARE....

www.PrimeCornerLot.com

PROPERTY HIGHLIGHTS

Address: 321 W Beaver Avenue, State College PA 16801
(40.79089, -77.86378)

Parcel ID: 36-011-,208
36-011-,206
36-011-,205

Lot Size: 26,571 Square Feet (0.61 acres)

Location: Downtown State College. Corner of Atherton Street
(Rt. 322 Business) and West Beaver Avenue

Zoned: Commercial Incentive District (CID)

Tenancy: Solid tenant - leased through December 31, 2024

Lease Amount: \$104,532.36 per year

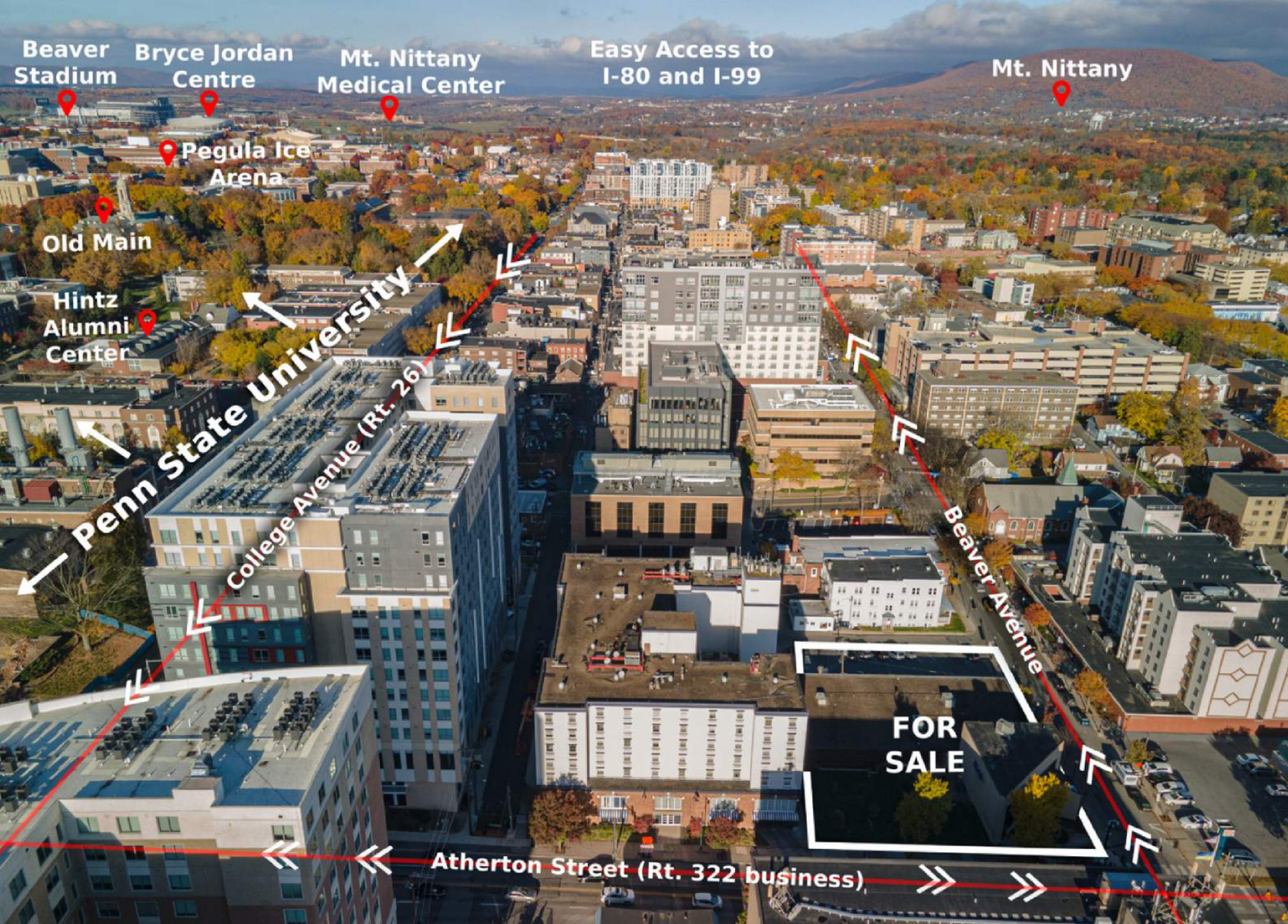
Taxes (3 Parcels): Property Tax: \$37,369.88
Downtown Improvement District Tax: \$2,121.43

Building Size: 12,690 Square Feet

Parking: Outside: 17 Spaces
Inside Garage: 21 Spaces

Price: **\$18,000,000**





Beaver Stadium

Bryce Jordan Centre

Mt. Nittany Medical Center

Easy Access to I-80 and I-99

Mt. Nittany

Pegula Ice Arena

Old Main

Hintz Alumni Center

Penn State University

College Avenue (Rt. 26)

Beaver Avenue

FOR SALE

Atherton Street (Rt. 322 business)

COMMUNITY HIGHLIGHTS



Happy Valley

In the heart of central Pennsylvania is the thriving community of State College, affectionately known as Happy Valley. With a vibrant, safe downtown district directly across the street from the Pennsylvania State University, University Park Campus, home to 46,000 undergraduate students, a mutually valuable relationship has intertwined between town and campus for the benefit of all.



All Are Welcome

A true melting pot of cultures from 145+ nations adds to the richness of this diverse community where all are welcome. State College frequently tops the ratings for a great place to live, work and play, scoring top marks in safety, walkability and livability. This unique community ranks consistently at the top of Best Places to Live, Best Place to Retire, Best College Town, and Best Schools.



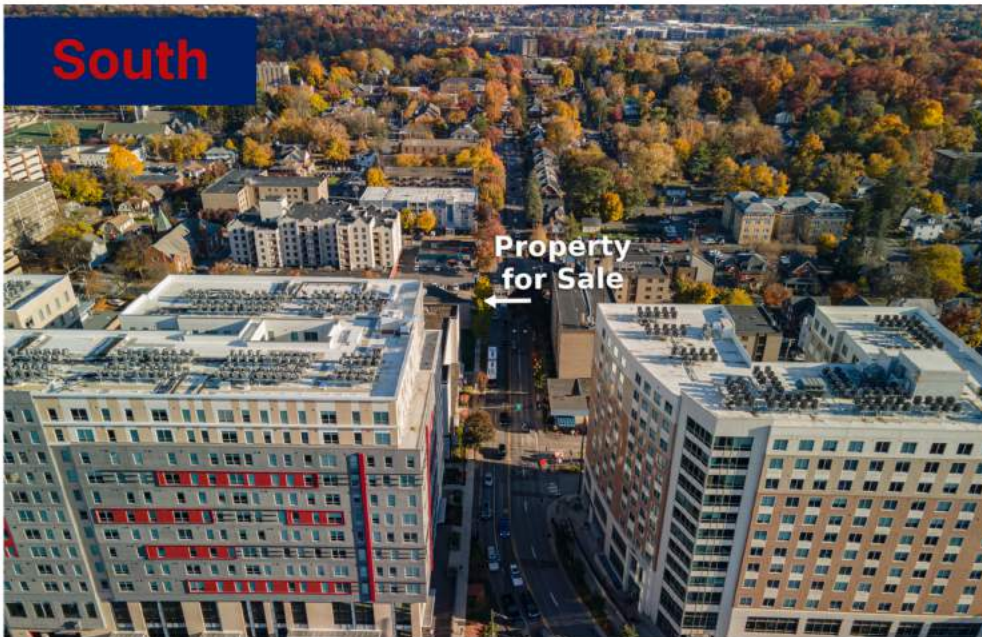
Town and Gown

State College, PA is a unique and wonderful combination of small town charm and college town action that makes it a great place to live or visit. Penn State Football in the fall draws over 106,000 roaring fans to Penn State's Beaver Stadium and with championship wrestling, Pegula Ice Arena and a minor league baseball team, sports are never in short supply. In addition, this thriving community boasts art museums and galleries to touring Broadway plays, symphony orchestras and top artists such as Billy Joel, Elton John, Brittany Spears and Garth Brooks, performing at the 15,000+ seat Bryce Jordan Center.

Rare Opportunity

The town was largely founded around satisfying the needs of what would become the Pennsylvania State University, but it has come a long way since those days. With the economic stability of a thriving downtown, State College is a great place in which to invest. This is rare opportunity to leave your mark at the gateway of downtown State College.

STATE COLLEGE FROM ALL DIRECTIONS



CONTACT US FOR MORE INFORMATION!



LISTED BY:



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