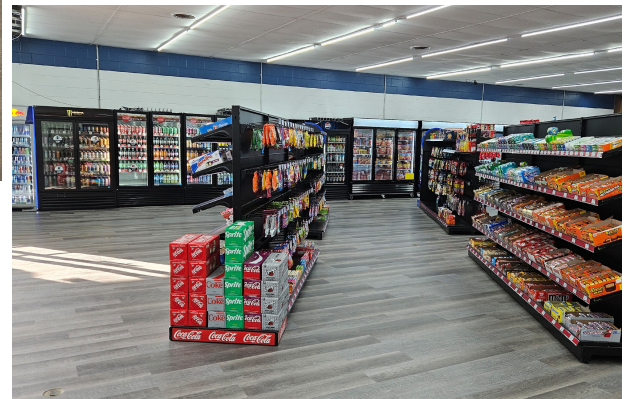
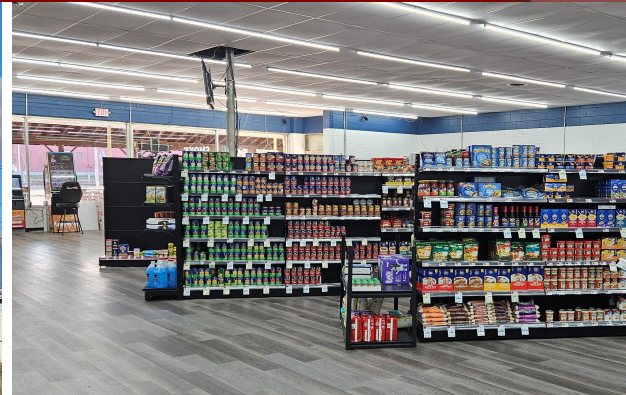


FOR SALE

# 6,558± SF GROCERY STORE

Cambridge Grocery | 110 Railroad Street | Cambridge Springs, PA 16403



**FOR SALE:**  
**\$345,000**

## PROPERTY HIGHLIGHTS

- 6,558± SF Turn-Key Grocery Store In The Heart Of Cambridge Springs
- Own The Newly Opened Cambridge Grocery – Formerly Hendrickson's True Value Hardware
- Recently Renovated With New Roof, HVAC, Electrical Service, Lighting, Drop Ceiling, Parking Lot And Synthetic Flooring In Sales Floor
- Mostly Open Floor Plan – Floor Plan Available
- Sales Floor With 31'7" Window Frontage & 11' Ceilings, Office, Customer Service, 2 Restrooms & Receiving With 2 Overhead Doors (7'8"W X 7'H)
- 3 Phase Service & Public Utilities
- Abundant Paved Parking In ±21 Car Parking Lot
- On 0.89± Acres Offering Room For Expansion
- Zoned General Business (B-2) With Multiple Permitted Uses: Retail, Medical, Office, Multifamily, Nurseries, Taverns, Wholesale Businesses & More
- Offered For Sale At \$345,000
- Inventory Available Separately
- Tour Online:  
<https://my.matterport.com/show/?m=fPa9M1VXjve>

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[sbauer@sherrybauerrealestate.com](mailto:sbauer@sherrybauerrealestate.com)

# SBRE



6,558± SF GROCERY STORE

**For Sale** | Cambridge Grocery | 110 Railroad Street | Cambridge Springs, PA 16403

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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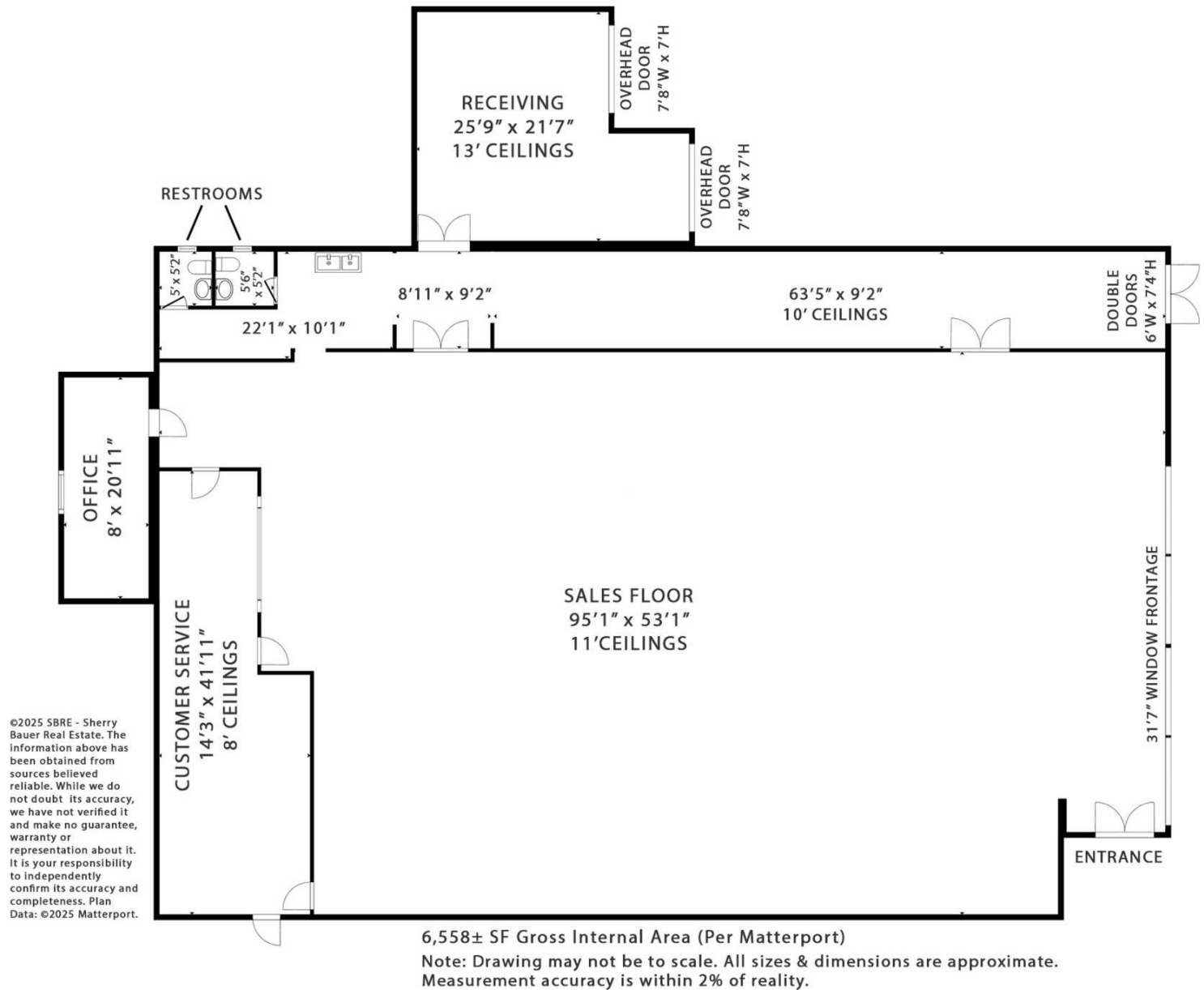


# 6,558± SF GROCERY STORE

**For Sale** | Cambridge Grocery | 110 Railroad Street | Cambridge Springs, PA 16403

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

**360° VIRTUAL TOUR**



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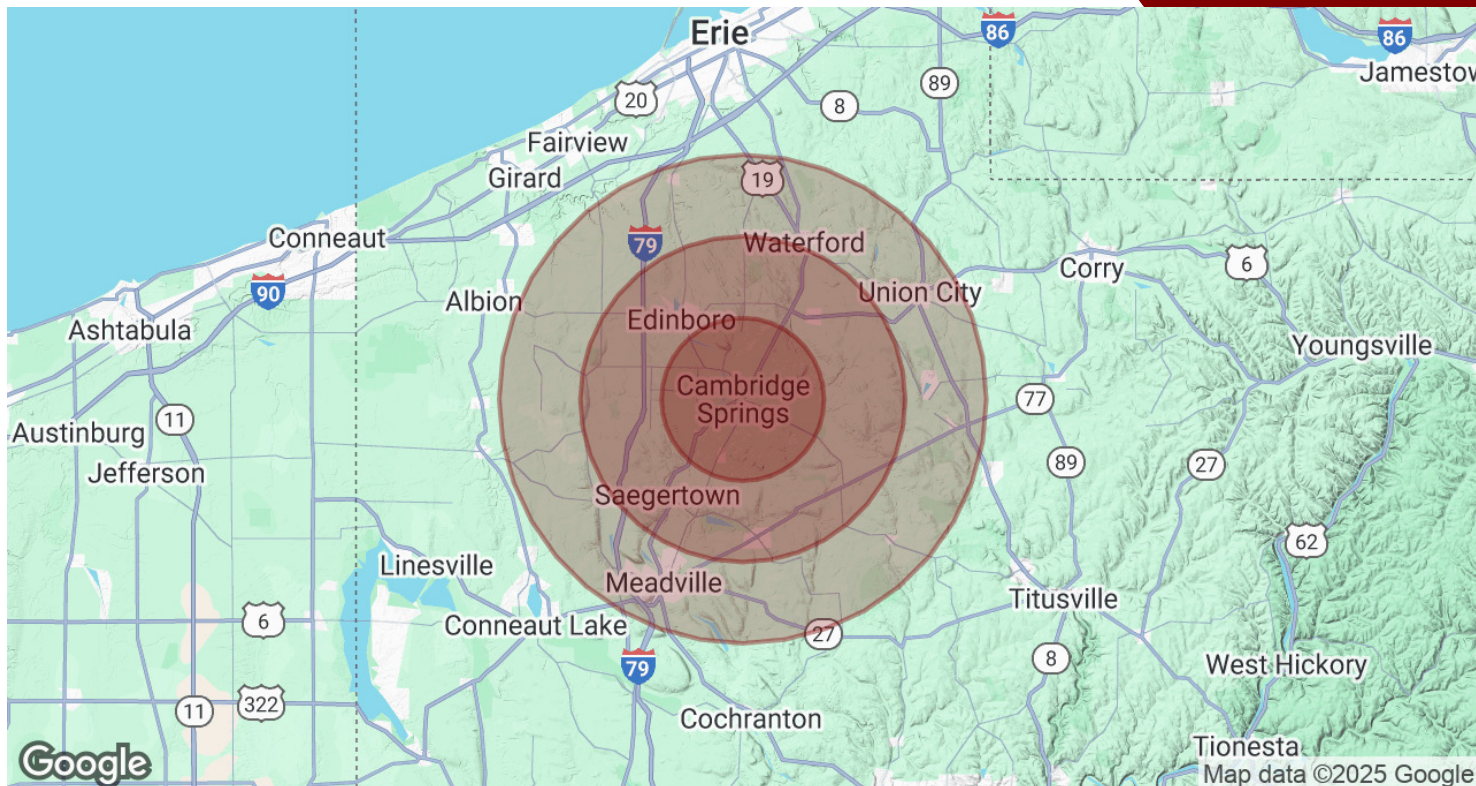
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# 6,558± SF GROCERY STORE

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	6,556	28,615	68,128
Average Age	42	41	42
Average Age (Male)	42	41	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,293	10,783	26,960
# Of Persons Per HH	2.9	2.7	2.5
Average HH Income	\$78,266	\$86,761	\$85,703
Average House Value	\$162,558	\$212,828	\$202,469

Demographics data derived from AlphaMap

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- (17) Parking Lots/Garages
- (18) Multi-family Residential Structures
- (19) Essential Services
- (20) Accessory Uses

(c) Special Exceptions.

- (1) Service Stations (Sections 1278.03 and 1278.04(a))
- (2) Public Utility Structures (Sections 1278.03 and 1278.04(h))

(d) Conditional Uses.

- (1) Churches (Sections 1278.03 and 1278.04(b))
- (2) Drive-in Establishments (Sections 1278.03 and 1278.04(d))
- (3) Hotels (Sections 1278.03 and 1278.04(e))
- (4) Nursing and Convalescent Homes (Sections 1278.03 and 1278.04(m))

(e) Bulk Regulations. The bulk regulations outlined within the B-1 Zone are for lots that are currently serviced by both Municipal water and sewerage.

Minimum Lot Area	4,000 Sq. Ft.
Gross Floor Area – dwelling units in the second and third story of a non-residential building	residential floor area 50 % of lot area
Minimum Lot Width	50 Feet
Front Yard Setback	0 Feet
Interior Side Yard Setback	0 Feet
Exterior Side Yard Setback	0 Feet
Lot Coverage – for all principal and accessory uses	40 % of lot area

(Ord. 718. Passed 1-25-99.)

## 1266.06 B-2 GENERAL BUSINESS DISTRICT.

(a) Purpose. The purpose of this district is to foster a variety of retail and services business uses in both an auto and pedestrian oriented setting.

(b) Permitted Uses.

- (1) Retail Businesses
- (2) Restaurants
- (3) Taverns
- (4) Wholesale Businesses
- (5) Clubs/Lodges
- (6) Theaters
- (7) Service Stations
- (8) Professional Offices
- (9) Financial Institutions
- (10) Personal Service Establishments
- (11) Amusements/Arcades
- (12) Antique Shops
- (13) Car Washes
- (14) Farm Markets



- (15) Funeral Homes
- (16) Nurseries
- (17) Health Care Facilities
- (18) Civic/Cultural Buildings
- (19) Municipal Buildings
- (20) Parking Lots/Garages
- (21) Multi-family Residential Structures
- (22) Accessory Structures/Uses
- (23) Essential Services

(c) Special Exceptions.

- (1) Auto Repair Business: Minor ( Sections 1278.03 and 1278.04(a))
- (2) Auto Retail Businesses (Sections 1278.03 and 1278.04(c))
- (3) Bed and Breakfasts (Sections 1278.03 and 1278.04(f))
- (4) Churches (Sections 1278.03 and 1278.04(b))
- (5) Hotels (Sections 1278.03 and 1278.04(e))
- (6) Motels (Sections 1278.03 and 1278.04(e))
- (7) Public Utility Structures (Sections 1278.03 and 1278.0(h))

(d) Conditional Uses.

- (1) Drive-in Establishments (Sections 1278.03 and 1278.04(d))
- (2) Shopping Centers (Section 1278.03)

(e) Bulk Regulations. The bulk regulations outlined within the B-2 Zone are for lots that are currently serviced by both Municipal water and sewerage.

Minimum Lot Area	5,000 Sq. Ft.
Gross Floor Area – dwelling units in the second and third story of a non-residential building	residential floor area 50 % of lot area
Minimum Lot Width	50 Feet
Front Yard Setback	0 Feet
Interior Side Yard Setback – combined minimum setback	18 Feet*
Exterior Side Yard Setback	12 Feet
Lot Coverage – for all principal and accessory uses	40 % of lot area

\* provided that one interior side setback be no less than 10 feet.  
(Ord. 718. Passed 1-25-99.)

1266.07 T TRANSITIONAL DISTRICT.

(a) Purpose. The purpose of this district is to provide sufficient land area for the flexible conversion of residential uses to residentially harmonious commercial uses.

(b) Permitted Uses.

- (1) Single-Family Dwellings
- (2) Two-Family Attached Dwellings
- (3) Attached Dwellings
- (4) Multi-family Dwellings
- (5) Bed and Breakfasts