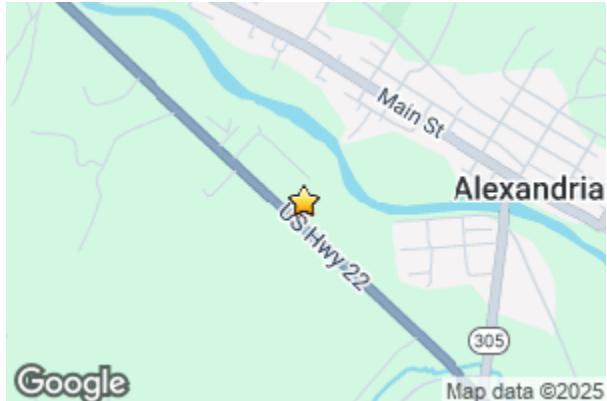


**"Commercial Sale" MLS# 77665**  
**5559 William Penn Highway**  
**Alexandria, PA 16611**  
**County: Huntingdon**

Building Area Total: 10,000 Area Source: Owner	Zoning Commercial	<b>\$799,000</b>
Commercial; Industrial; Manufacturing; Warehouse Business Type	1968 Year Built	Active



Parcel Number:	38-5-64.2 & 38-5-64.13
Property Sub Type:	Mixed Use
Special Listing Conditions:	Standard
Subdivision:	None
Area (School District):	Juniata Valley
Municipality:	Porter Township
Zoning:	Commercial
Year Built:	1968
Above Grade Fin.:	10,000
Flood Zone:	Not Required
Lot Size SqFt:	90,604.8
Lot Size Acres:	2.08

**Public Remarks:** Location!!! Route 22 frontage on this 9 bay garage. Reception area. 4 private offices. 2 of the 4 offices overlook garage area. Restroom. Central air in the office space. Breakroom over looks garage area, 5 bays and storage area with heat. Bathroom and wash area. 4 bays in rear of building. 2.08 acres! This building is larger than it appears. It's a must see for your business!!

**Directions:** Route 22 Alexandria

General Property Information	Interior Information	Business Information
<b>Deed Restrictions:</b> No <b>Exterior Features:</b> Lighting; Rain Gutters <b>Lot Features:</b> Cleared; Level; Year Round Access <b>Pool:</b> No <b>Spa:</b> No <b>Pool Features:</b> None <b>Waterfront:</b> No <b>Tax Annual Amount:</b> \$1,756.18 <b>Tax Year:</b> 2025	<b>Accessibility Features:</b> No <b>Basement:</b> None <b>Heating:</b> Baseboard; Electric; Forced Air; Oil <b>Cooling:</b> Central Air; Other <b>Security Features:</b> Smoke Detector(s) <b>Stories Total:</b> 2 <b>Utilities:</b> Cable Available; Electricity Connected; Phone Connected; Sewer Connected	<b>Commercial Features:</b> Concrete Flooring; Employee Breakroom; Employee Kitchen; Furniture; Office Space; Overhead Door(s); Roof Sign; # Restrooms: 2; Ceiling Height: 1,510; Overhead Door Height: 1,310 <b>Income and Expenses:</b> See Remarks <b>Building for Sale:</b> Yes <b>Business for Sale:</b> No <b>Space for Lease:</b> No <b>Other Equipment:</b> None <b>Garage:</b> Yes <b>Garage Spaces:</b> 9 <b>Parking Features:</b> Accessible Parking; Additional Parking; Parking Lot <b>Road Frontage Type:</b> Highway; Public Road <b>Road Surface Type:</b> Gravel; Paved
<b>Construction</b>	<b>Listing/Contract Information</b>	
<b>Construction Materials:</b> Block <b>Electric:</b> 3 Phase <b>Fencing:</b> Chain Link <b>Foundation:</b> Block; Slab <b>Other Structures:</b> See Remarks <b>Roof:</b> Metal <b>Sewer:</b> Public Sewer <b>Site Location:</b> Freestanding; Rural <b>Water Source:</b> Well	<b>List Price/SqFt:</b> 79.9 <b>Listing Date:</b> 06/18/2025 <b>Inclusions:</b> Office Furnishings and phone system <b>Listing Terms:</b> Cash; Commercial <b>Possession:</b> Close Of Escrow; Negotiable <b>Seller Concessions:</b> No <b>Special Listing Conditions:</b> Standard	

**Listing courtesy of:**



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Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Denise White on Thursday, June 19, 2025 10:19 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.