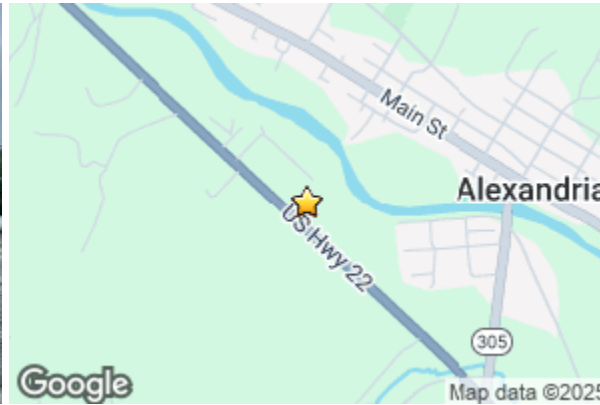


"Commercial Sale" MLS# 77665
5559 William Penn Highway
Alexandria, PA 16611
County: Huntingdon

Building Area Total: 10,000 Area Source: Owner	Zoning Commercial	\$799,000
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
Deed Restrictions: No Exterior Features: Lighting; Rain Gutters Lot Features: Cleared; Level; Year Round Access Pool: No Spa: No Pool Features: None Waterfront: No Tax Annual Amount: \$1,756.18 Tax Year: 2025	Accessibility Features: No Basement: None Heating: Baseboard; Electric; Forced Air; Oil Cooling: Central Air; Other Security Features: Smoke Detector(s) Stories Total: 2 Utilities: Cable Available; Electricity Connected; Phone Connected; Sewer Connected	Commercial Features: 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 Income and Expenses: See Remarks Building for Sale: Yes Business for Sale: No Space for Lease: No Other Equipment: None Garage: Yes Garage Spaces: 9 Parking Features: Accessible Parking; Additional Parking; Parking Lot Road Frontage Type: Highway; Public Road Road Surface Type: Gravel; Paved
Construction	Listing/Contract Information	
Construction Materials: Block Electric: 3 Phase Fencing: Chain Link Foundation: Block; Slab Other Structures: See Remarks Roof: Metal Sewer: Public Sewer Site Location: Freestanding; Rural Water Source: Well	List Price/SqFt: 79.9 Listing Date: 06/18/2025 Inclusions: Office Furnishings and phone system Listing Terms: Cash; Commercial Possession: Close Of Escrow; Negotiable Seller Concessions: No Special Listing Conditions: Standard	

Listing courtesy of:



Denise White License: AB068292
Coldwell Banker Town & Country R.E.
300 Union Ave
Altoona, PA 16602
814-937-7236
814-946-4343
814-937-7236
PARealEstateSales@outlook.com

