



Holly Pflugh
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CLEAR CHOICE ENTERPRISES, LLC



Cross Property 360 Property View

110 Block Rd, Chicora, Pennsylvania 16025

Listing

Commercial-Industrial-Business



110 Block Rd

MLS #: **1557914** Status: **Active** List Price: **\$499,000**
 Address: **110 Block Rd** County: **Butler**
 Area: **Donegal Twp - BUT** Zip Code: **16025**
 Postal/Mailing City: **Chicora** State: **Pennsylvania**
 Lease Price: Lease Per:
 Directions: **In Chicora...Turn at Foxs Pizza, Gray Building, Take the gravel Rd to the intersection and turn left, the Driveway to the building is then on the Right, Sign at at Drive.**
 Map#/Block#/Lot#/Info: **140-1F61-3RA-0000**
 Lot: **5** Acres: **5.00**
 Lot Desc: CIB Type:
 Zoning: **No**
 For Sale: **Building**
 For Lease:

Business Name:
Business Description:

Recent: **06/03/2022 : NEW**



General Information

Office SqFt: Railroad: GAI: Utilities:
 Warehouse SqFt: Freight Elev: GOI: Maintenance:
 Road Frontage: Sprinkler Sys: Vacancy %: Other Expenses:
 Ceiling Height: Dock: Taxes: **\$6,447** NOI:
 Are the Listing Images Digitally Altered/Staged?: **No** Insurance:

Remarks

NO ZONING allows for this property to become whatever Business venture you currently have in mind. TWO Aluminum buildings that once hosted a Very successful business could easily be a functioning Business again with 440 Volt 3 phase power, 12 and 20 Foot Garage Doors, Easy access for Large trucks in the parking lot, Office Space and Sales office. The buildings are currently being used as Storage and could easily be turned into a Full Storage Facility. Endless Possibilities Here!!

Agent Remarks

Seller would like to be present at showings to Open Doors and Answer Questions. Realist shows 11.09 however a lot line revision will be done to square off property and will be approx 5 acres with both buildings, Parking lot and Driveway. The owner always maintained the Road because he had the equipment, might have to enlist neighbors to help if want to change that.

Features

Type Property: **Manufacturing, Other, Recreation, Warehouse** Year Built:
 Form of Access: **Private** Construction: **Aluminum**
 Parking: **/** Insulation:
 Traffic Count: Utilities Avail: **Electricity, Gas, Other, Sewer, Water**
 Show: **Other**

Office Information

Value: **Assessment Value - \$51,540** Tenant Occ: Taxes: **\$6,447**
 ICD: **No** ENT: Foreclosure:
 BAC: **2.5%** TLC: **1000** Short Sale:
 SAC: **1000**
 Owner: **Birckbichler**
 Contact: **Agent**
 Agent: **Holly Pflugh** Cell Phone: **724-822-6632**
 Email: **Holly@CCERealty.com**
 Agent State License #: **RS312872**
 List Office: **88001 - CLEAR CHOICE ENTERPRISES, LLC**
 List Date: **06/03/2022** Tour Date:
 Phone: **724-822-6632**
 Phone: **724-822-6632**
 Tour URL:
 Broker State License #: **RB067328**
 Phone: **724-602-0414 ext.105**
 Expire Date: **06/02/2023** Pending Date:

Tour URL:
Video Tour URL

Tuesday, June 7, 2022

9:14 AM

Requested By: Holly Pflugh