







## High-Visibility Commercial Retail Property on Route 6 – Columbus, PA

-  **Location:** Route 6, Columbus, PA
-  **Building Size:** 5,544 sq. ft.
-  **Additional Space:** 20x40 Garage with 10' Overhead Door & 12' Ceiling
-  **Bonus:** Adjacent 1-Acre Parcel Included

**Property Overview:** Situated along the busy Route 6 corridor in Columbus, PA, this **prime commercial property** offers outstanding exposure and versatility for a variety of business operations. With **5,544 sq. ft. of space**, a **large showroom**, **multiple storage areas**, **office space**, and an **additional 20x40 garage**, this property is well-equipped for retail, service, or mixed-use commercial purposes. The **adjacent 1-acre parcel** provides extra space for expansion, parking, or additional development.

### Key Features:

- ✓ **Spacious Showroom** – Ideal for product display and customer engagement
- ✓ **Multiple Storage Areas & Office Space** – Organized and functional layout
- ✓ **New Metal Roof & Vinyl Siding (Summer/Fall 2024)** – Updated and durable exterior
- ✓ **Paved Parking & Lighted Sign** – Excellent roadside visibility
- ✓ **Security System Included** – Added safety and protection
- ✓ **Gas Forced Air Heat & Central A/C** – Year-round comfort - NEW IN 2023
- ✓ **City Water & Sewer** – Reliable utilities for seamless operations
- ✓ **Detached 20x40 Garage** – Features a 10' overhead door and 12' ceiling, great for storage or workshop use
- ✓ **Bonus 1-Acre Adjacent Parcel** – Potential for expansion, additional parking, or outdoor storage

Ideal for:

- ✓ Retail & Showroom Businesses
- ✓ Automotive or Equipment Sales & Service
- ✓ Office & Warehouse Operations
- ✓ Specialty or Trade Services
- ✓ Outdoor & Commercial Development

This **turnkey commercial space** is ready for its next successful business venture! Don't miss this rare opportunity to establish your presence in a **high-traffic, high-visibility** location.

**814-964-3200**  
**200 N. Center Street, Corry, PA 16407**