



LANDMARK
COMMERCIAL REALTY



TCN
WORLDWIDE
REAL ESTATE SERVICES

*Turnkey Restaurant
Multi-Family
Conversion Opportunity*

FOR SALE

417 WEST 2ND STREET
WILLIAMSBURG, PA



417 WEST 2ND STREET · WILLIAMSBURG, PA 16693

TURNKEY RESTAURANT | MULTI-FAMILY CONVERSION OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Sale Price	\$189,000
Price per SF	\$60.73
Property Taxes	\$2,499.79
APN	23.00-01..-063.00-000
Zoning	Commercial
Municipality	Williamsburg Borough
County	Blair

PROPERTY OVERVIEW

Prime Real Estate Opportunity in the Heart of Williamsburg Borough! Seize this incredible opportunity to own a fully renovated property in the vibrant center of Williamsburg Borough. Meticulously updated in 2022, this turnkey restaurant is ready for immediate occupancy, featuring elegant lighting, stylish flooring, and a spacious second-floor area—ideal for a restaurant or catering business.

The property includes modern food service equipment, which can remain or be removed based on your needs. Additionally, the flexible layout allows for an easy conversion into a multi-family residence, offering endless possibilities.

Seller is a licensed Real Estate Agent with Landmark Commercial Realty.

PROPERTY HIGHLIGHTS

- Turnkey restaurant, recently renovated and ready for owner operator
- On-site parking in rear of building
- Convenient walkable location in the heart of the Borough
- Opportunity for multi-family conversion

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425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	3,112 SF
Lot Size	0.20 Ac
Building Class	B
Tenancy	Single
Number of Floors	3
Restrooms	3
Parking	Ample On-site
Year Built Renovated	N/A 2022

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Metal
Power	2-Phase 200 Amp
HVAC	Oil Heat Central AC
Sprinklers	No
Security	Yes, Building. Standard Key Access
Signage	Yes

MARKET DETAILS

Cross Streets	High & Second Street
Traffic Count at Intersection	1,145 ADT
Municipality	Williamsburg Borough
County	Blair County
Zoning	Commercial

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ADDITIONAL PHOTOS



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LOCATION



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AREA



ALTOONA

BELLWOOD

CANOE CREEK

POINT VIEW

YELLOW
SPRINGS

FRANKLIN FORGE

ST CLAIR
GANISTER

SITE

SHELLTOWN

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DEMOGRAPHICS

POPULATION

3 MILE	2,529
5 MILE	4,375
10 MILE	32,519

HOUSEHOLDS

3 MILE	1,023
5 MILE	1,763
10 MILE	12,437

AVERAGE HOUSEHOLD INCOME

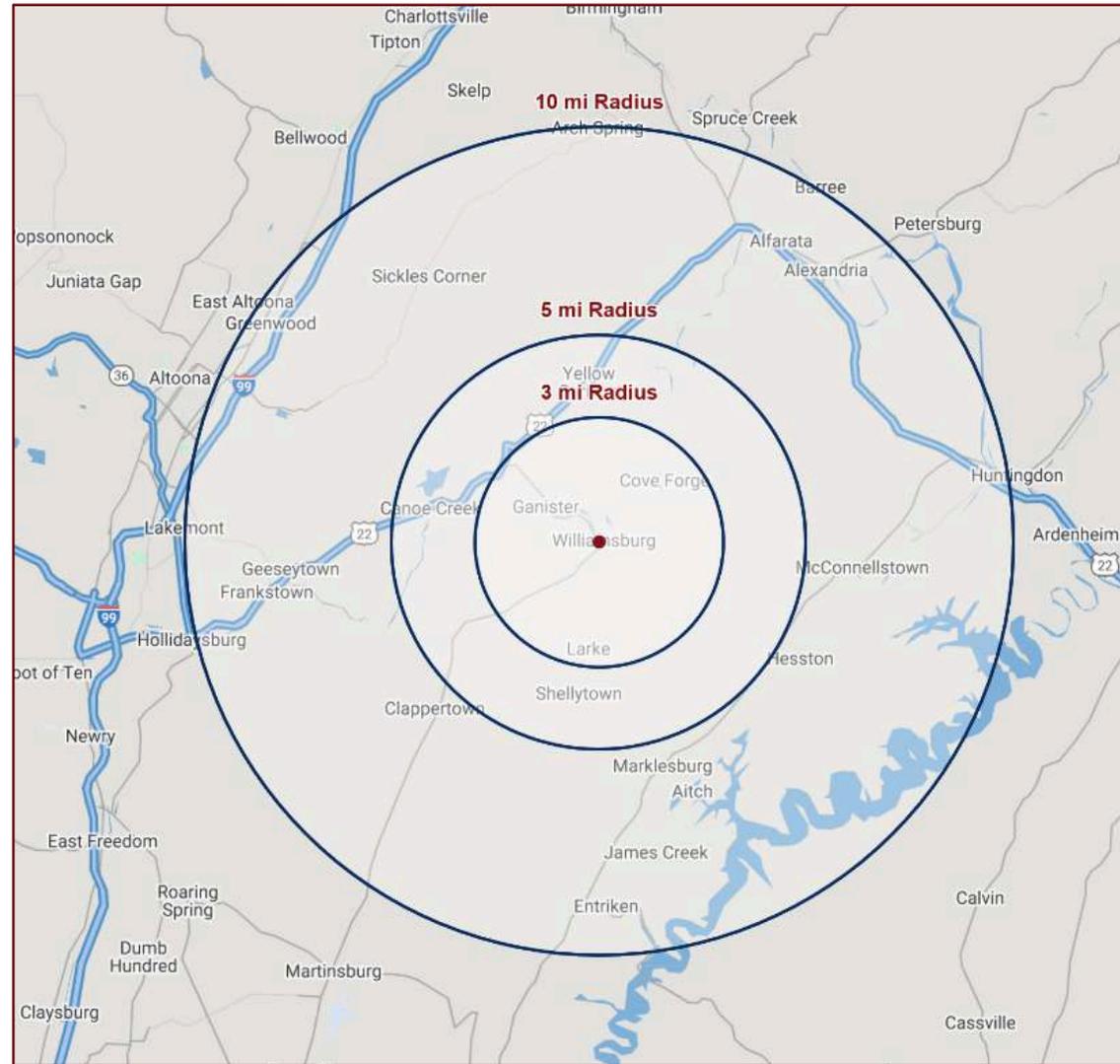
3 MILE	\$77,287
5 MILE	\$86,772
10 MILE	\$98,835

TOTAL BUSINESSES

3 MILE	65
5 MILE	89
10 MILE	804

TOTAL EMPLOYEES (DAYTIME POPULATION)

3 MILE	495
5 MILE	639
10 MILE	7,643



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AREA OVERVIEW

WILLIAMSBURG is a borough in the County of Blair, PA. It was settled in 1790 and Incorporated in 1827. Williamsburg is a historical, quaint town that was listed in the National Register of Historic Places in 1995. It has a significant collection of 19th and 20th century buildings that reflect the town's commercial and residential growth from the period from 1800 to 1944. Williamsburg buildings possess the distinctive characteristics of a wide variety of architectural styles and historic vernacular methods of construction that convey a strong sense of the town's past as a canal and railroad town.

The town's distinctive natural feature is the "Big Spring", a five million gallon a day natural limestone spring that emerges from a hillside on the south side of town at Union & High Streets. Big Spring provided water power for local mills and early industries. Williamsburg's growth was spurred by the opening of the Pennsylvania Main Line Canal in 1832.

The largest employer is Cenveo. In addition, the most common industries for Williamsburg residents are construction, forestry, agriculture, quarrying, education, and health care. Other businesses are Martin General Store, CBT Bank, Nic's Grab N Go, and Dorothy's Kuts, and Dollar General. Dairy cattle and other agricultural farms surround Williamsburg.



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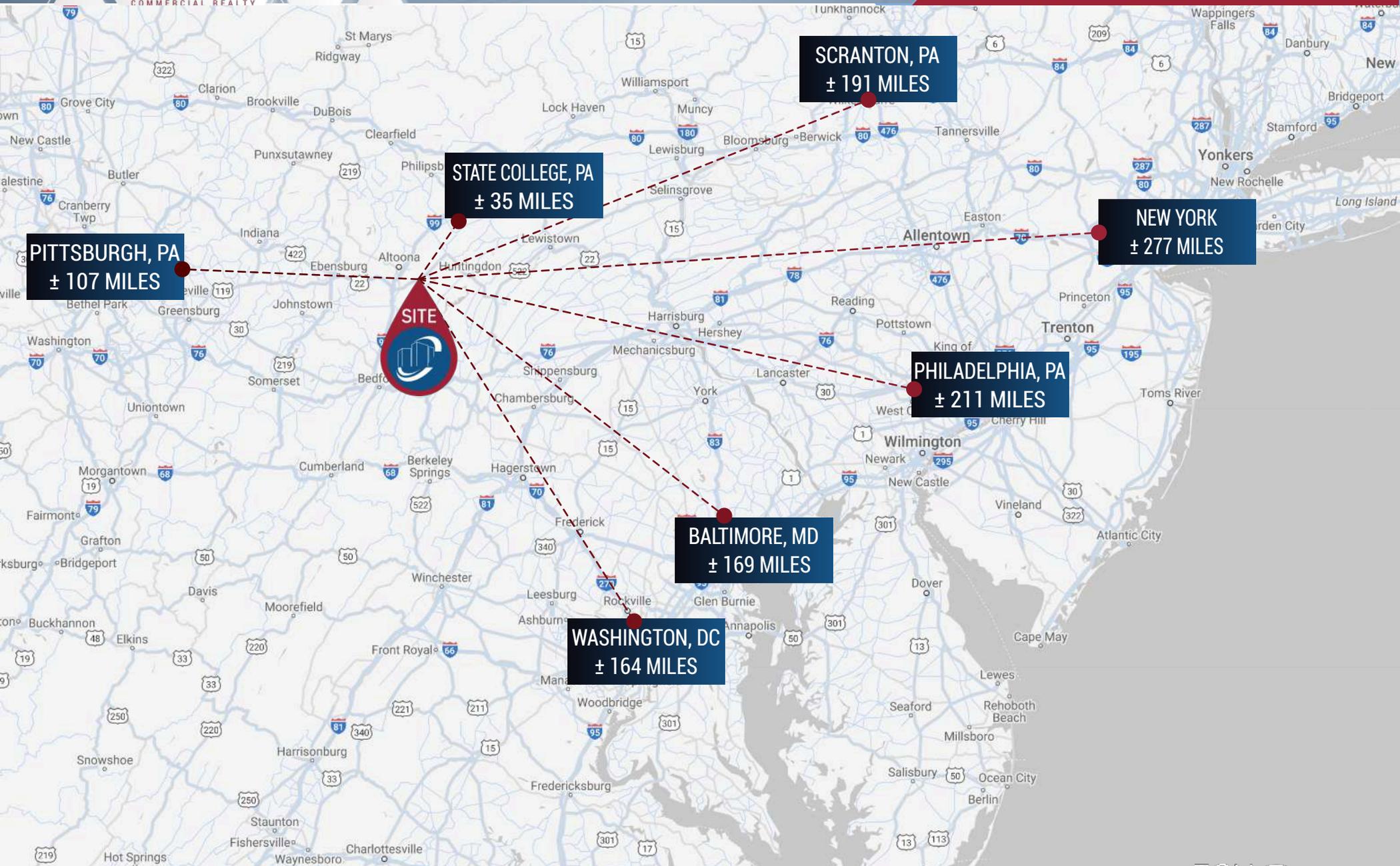
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.