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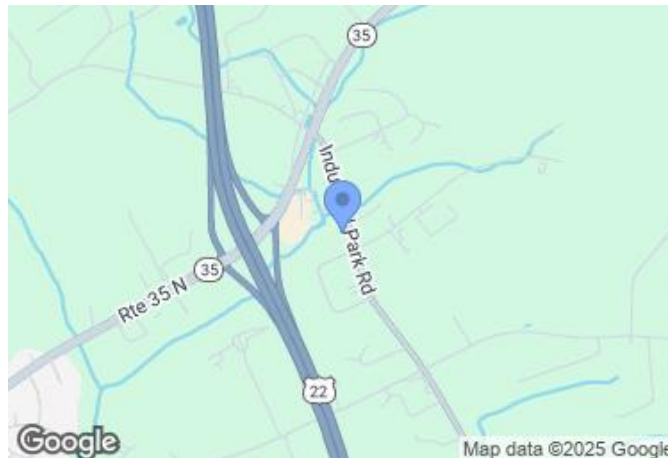
Client Full

**2679 Industrial Park Rd, Mifflintown, PA
17059**

Active

Commercial Sale

\$1,700,000



Recent Change: **10/02/2025 : New Active : ->ACT**

MLS #: PAJT2012574
 Tax ID #: 04-08 -106
 Ownership Interest: Fee Simple
 Sub Type: Mixed Use
 Waterfront: No

Available SqFt: 6,732.00
 Price / Sq Ft: 252.53
 Business Use: Other/General Retail
 Year Built: 1993
 New Construct: Yes - Not Completed

Location

County: Juniata, PA
 MLS Area: Fermanagh Twp - Juniata County (14804)

School District: [Juniata County](#)
 High School: Juniata
 Elementary School: Juniata

Taxes and Assessment

Tax Annual Amt / Year: \$5,516 / 2022
 School Tax: \$3,761
 County Tax: \$1,290 / Annually
 City/Town Tax: \$464 / Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: COMMERCIAL
 Zoning Description: Commercial Use

Tax Assessed Value: \$51,600 / 2023
 Imprv. Assessed Value: \$45,050
 Land Assessed Value: \$6,550
 Special Assmt:
 Block/Lot: 106

Commercial Sale Information

Business Type: Other/General Retail
 Property Use: Owner User

Potential Tenancy: Single
 Building Area Total: 6,732 / Estimated

Building Info

Building Units Total: 2
 Building Total SQFT: 6,732 / Estimated
 Foundation Details: Slab

Construction Materials: Brick Front, Frame
 Flooring Type: Carpet, Laminate Plank
 Roof: Metal
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.48a / 20755sf / Estimated
 Location Type: Business District

Lot Size Dimensions: 0.00 x 0.00
 Road: Public
 Lot Features: Level

Ground Rent

Ground Rent Exists: No

Green Features

Remarks: (2)Green Speed Carrier Heat Pumps with DC drives
 Energy Efficient: HVAC

Parking

Car Parking Spaces: 15
Total Parking Spaces: 15

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, Other, Thresholds <5/8"

Utilities

Utilities: Above Ground; Central A/C, Heat Pump(s); Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air, Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Property, building including 1932 sf + 3 bed 2 bath apartment above store with Refrigerator, Range, and Dishwasher, and business including fixtures and inventory

Exclusions: Business & Personal records, Owner's. employee's, and tenant's personal property

Public: A once in a lifetime opportunity to own a thriving business that has been an icon in this area and beyond for 67 years with 32 of those years in this location! The property consists of 4800 sf total retail space with a 3120 sf showroom and a 1932 sf 3 bedroom 2 bath apartment with separate electric service above the showroom on a 0.4765 acre lot. Mac's Clothing is still serving this area and beyond with all types of Men's clothing including Big and Tall and over the years, we have added a line of women's clothing. In addition, we provide Tuxedo rentals for the big moments in our customer's lives. We pride ourselves in meeting all of the clothing needs for everyone in our community. Business inventory, fixtures, equipment, and supplies present at time of settlement will be included along with the kitchen appliances in the apartment. Utilities include 200+amp electric service, 2 newer Carrier Green Speed with DC Drives Heat Pumps, public water, and public sewer. Where else can you get a building with a total of 6732 sf, a thriving business with a positive cash flow, and a 3 bedroom 2 bath home to live in? Just 45 minutes to Harrisburg, 50 minutes to State College, and 45 minutes to Selinsgrove. Conveniently located 2 minutes from the Mifflintown exit of Route 322!

Directions

From the Mifflintown exit of Rt 322 take Rt35 N to a right onto Industrial Park Rd. Property will be on your right in approx 1/4 mile.

Listing Details

| | | | |
|-----------------------|------------------------------------|---------------------|----|
| Original Price: | \$1,700,000 | DOM: | 4 |
| Sale Type: | Standard | Seller Concessions: | No |
| Listing Term Begins: | 10/02/2025 | | |
| Possession: | Settlement | | |
| Acceptable Financing: | Bank Portfolio, Cash, Conventional | | |

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