



RSR REALTORS® LLC

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FOR SALE OR LEASE
1604 State Road, Duncannon PA 17020
Perry County, Penn Township

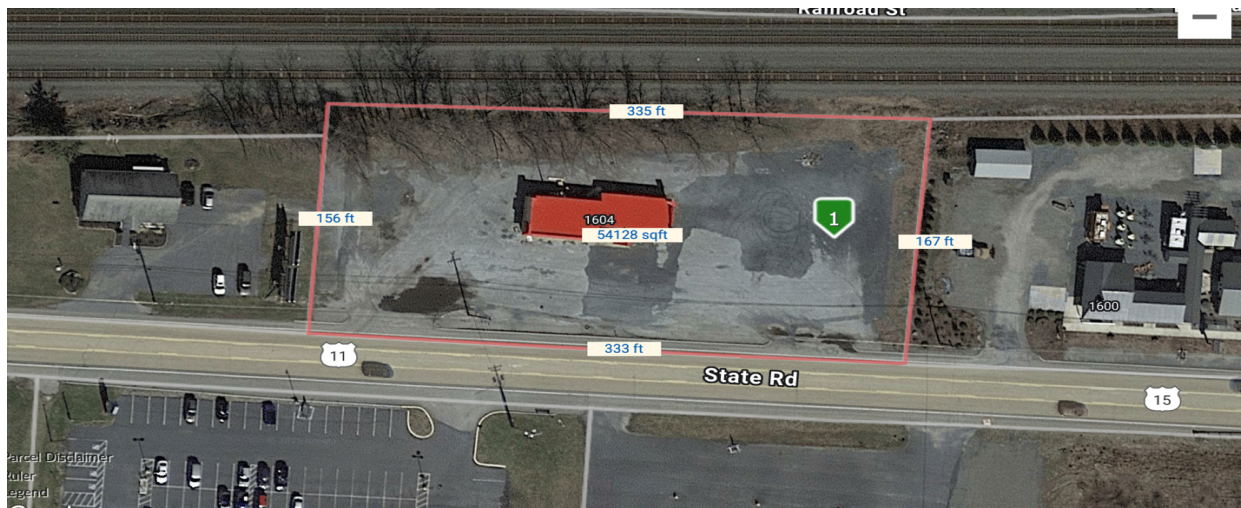


<u>PROPERTY ADDRESS:</u>	<u>1604 State Rd, Duncannon, Perry County, Pa 17020</u>
FRONTAGE:	333 ft on Rt 11 & State Road
LOT SIZE:	333' x 156' x 335' x 167' 54,128 SF
ZONING:	COMMERCIAL HIGHWAY
UTILITIES	WELL WATER, SEPTIC & ELECTRIC
TAXES:	\$1600 PER YEAR
TRAFFIC COUNT:	APPROX 8700 VPD



PROPERTY FEATURES:

- **FORMER GASOLINE & CONVENIENCE STORE WHICH HAS “CLEAN APPROVAL”**
- **VISIBILITY EXCELLENT FROM BOTH DIRECTIONS**
- **PROXIMITY TO SUSQUINITA SCHOOL SYSTEM, ROHRER BUS, SHEETZ, DOLLAR GENERAL, FARMERS MARKET LEONARDS ANTIQUES, BIG BEE BOATS, HONG KONG EXPRESS, HIBACHI OISHI, AND STRIP MALL**



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03/2025

