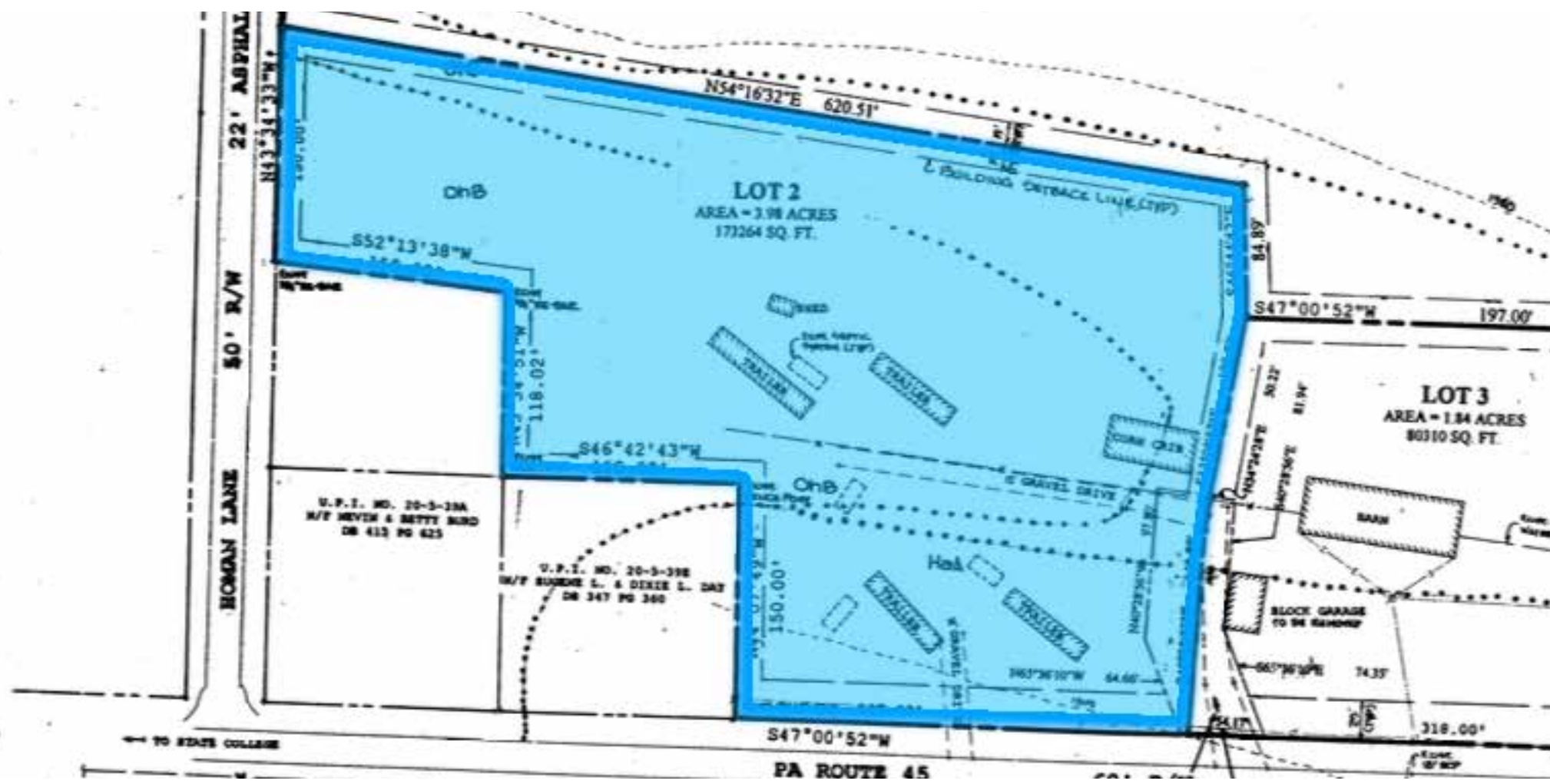


3.9 ACRES FOR SALE COMMERCIAL LAND ALONG RT. 45



\$695,000

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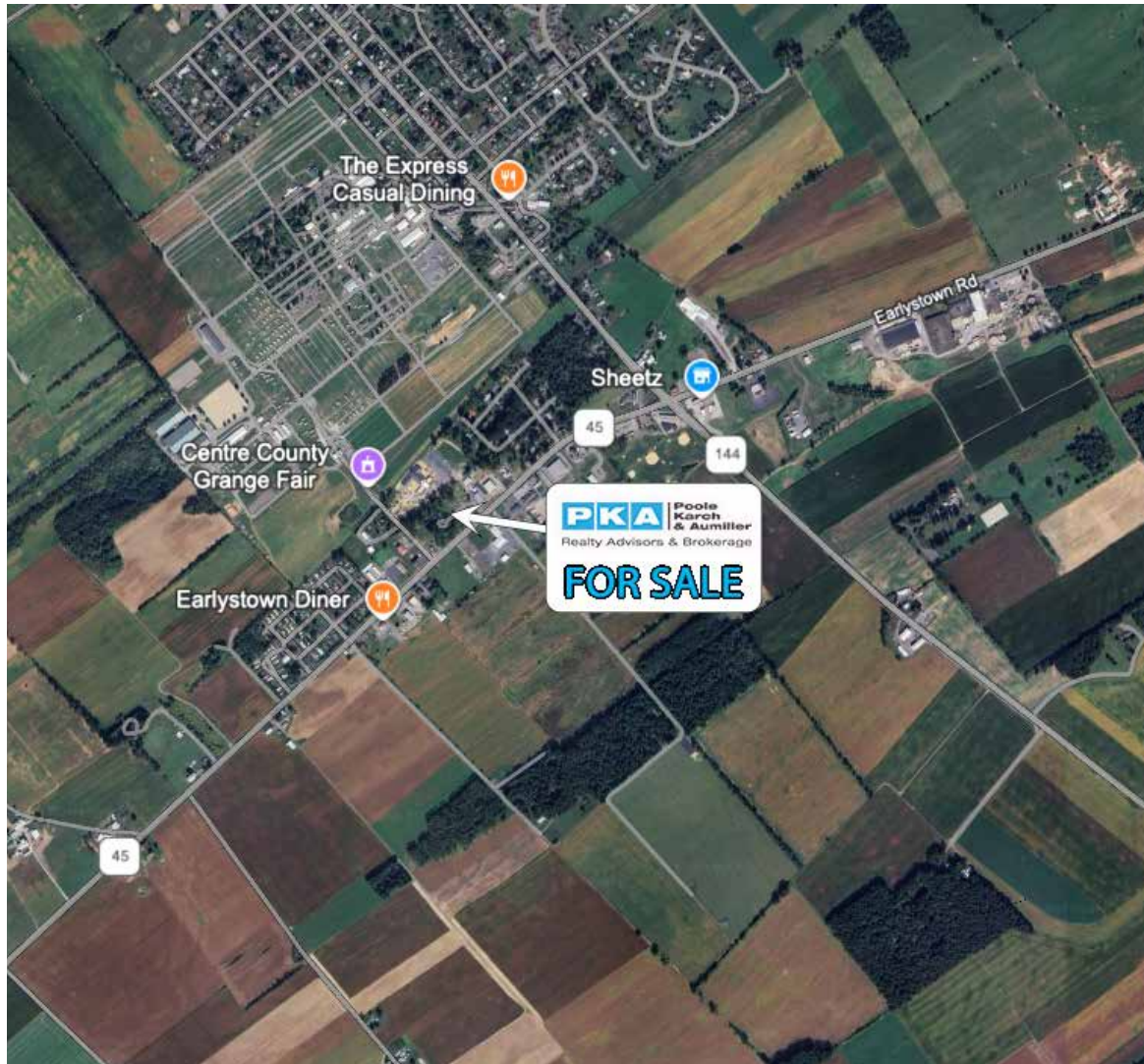


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LOCATION OVERVIEW

The Property is located along the northern side of State Route 45, Centre Hall, Pennsylvania, within only a short drive of downtown State College and the Atherton Street corridors, as well as the historic Bellefonte downtown area. The location allows for service to the property users in the surrounding Huntingdon, Blair, and Mifflin County markets, as well as the nearby centers of State College, Bellefonte, Pleasant Gap, and Centre Hall in the Centre County market.



NEARBY CITIES	DISTANCE	DRIVING TIME
Altoona	54 miles	57 min.
Lewistown	23 miles	29 min.
State College	12 miles	20 min.
Bellefonte	9 miles	18 min.

PROPERTY DETAILS

SUMMARY OF PROPERTY DETAILS			
PROPERTY ADDRESS	109 & 116 GRACE AVENUE CENTRE HALL, PA 16828 POTTER TOWNSHIP CENTRE COUNTY	TAX PARCEL NO.	20-005-,039W,0000- 20-005-,039W,,001- 20-005-,039W,,003-
PROPERTY TYPE	COMMERCIAL LAND WITH EXISTING RESIDENTIAL STRUCTURES	ZONING	GENERAL COMMERCIAL
OVERALL LAND SIZE	3.9 ACRES +/- (169,884 SF +/-)	2024 ANNUAL TAXES	\$4,311.97

BUILDING NOTES	
109 GRACE AVENUE	-1,792 SF +/- MOBILE HOME -AGE: 2004 -FORCE-AIR HEATING
116 GRACE AVENUE	-1,848 SF +/- MOBILE HOME -AGE: 1996 -ELECTRIC HEATING
FRAME SHED	-DIMENSIONS: 12' X 24' -TOTAL SF: 288 +/- -AGE: 2016

RT 45 FRONTAGE (EASTBOUND)



RT 45 FRONTAGE (EASTBOUND)



SHED



MOBILE HOME



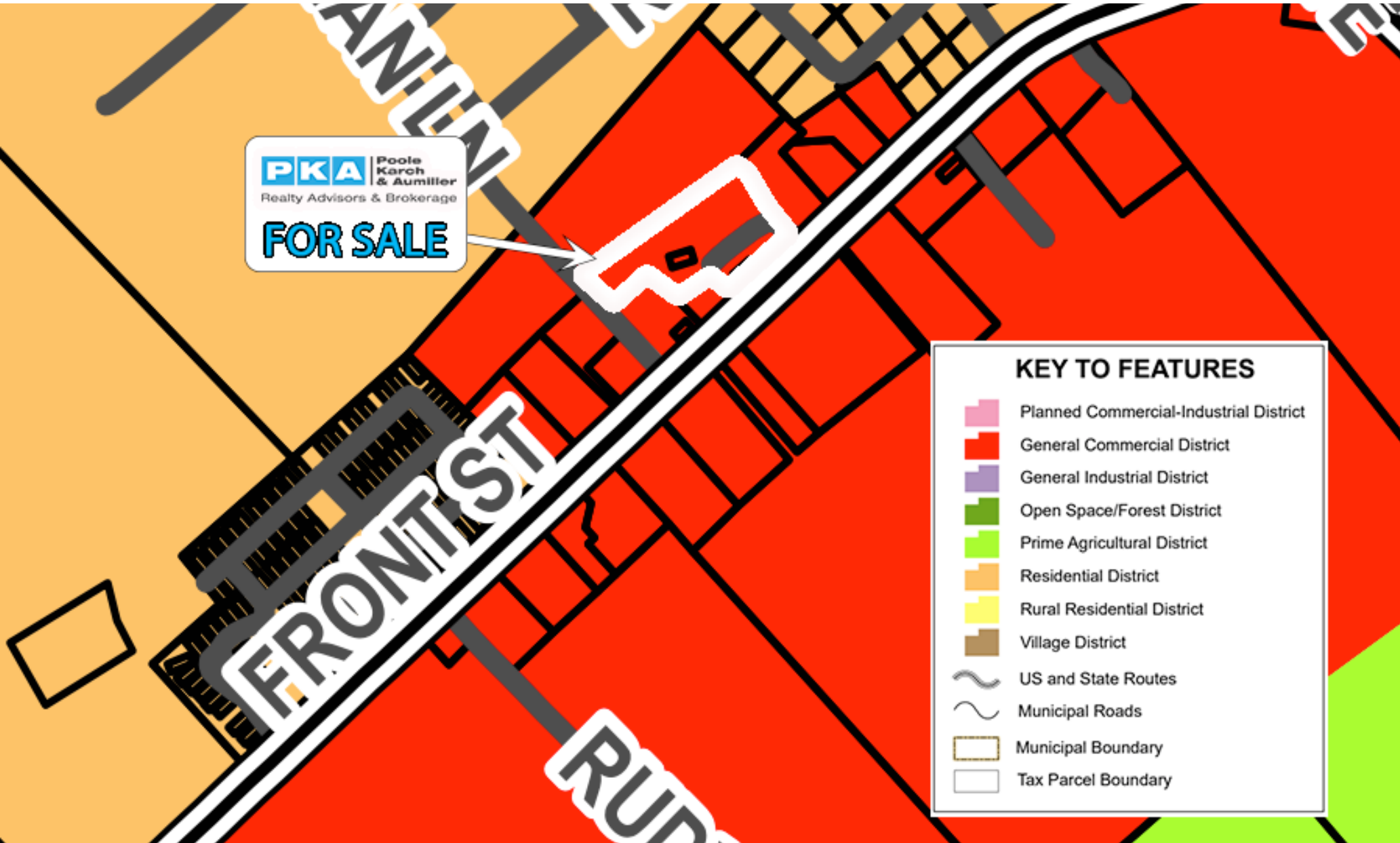
HOMAN LANE (SOUTHBOUND)



GRACE AVENUE (SOUTHBOUND)



ZONING MAP



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