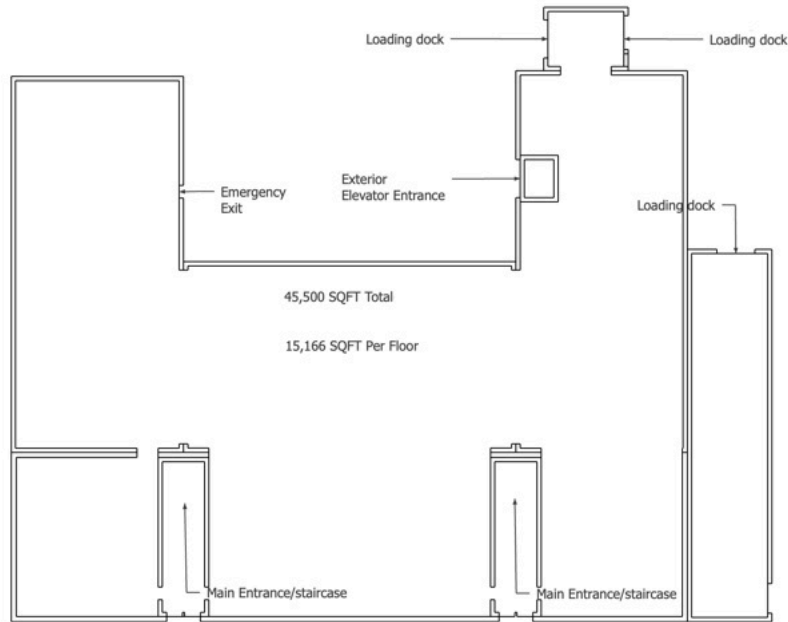


# 25 Willow St, Richland Pa

## \$500,000

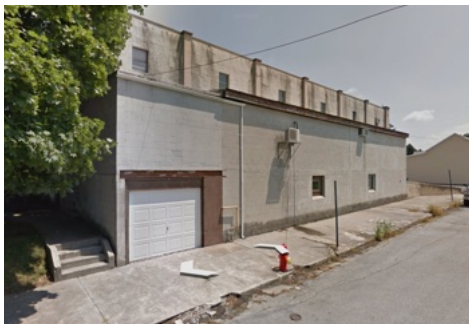


### COMMERCIAL REDEVELOPMENT OPPORTUNITY!

This property offers many unique features and opportunities. Starting with the recently replaced high efficiency fluorescent lights spanning the entire building. There's been a new hydraulic elevator replaced within the past 5 years, that is current on all inspections/certifications. The property has an extensive wet fire suppression system spanning the entire building, with each of the sprinkler heads being recently replaced. Along with nematic overhead airlines and aux power lines spanning all 3 floors. The building has an oil boiler with radiators on each floor as backup. With the main source of heat being 4 industrial sized natural gas forced hot air furnace's as well as 2 industrial size central AC units that services the entire building. These are just a few of the many unique features that the property beholds.

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- Total lot area 1.3431 acres
- Total building square feet 45,500 sqft (15,166 sqft per floor)
- Property zoned Commercial/Industrial
- Fully-Sprinkled fire suppression system
- Newly replaced hydraulic elevator
- Multi-Zone heating (gas forced hot air) and air-conditioning
- High efficiency fluorescent lighting
- Overhead nematic airlines
- 3 loading/unloading docks
- 14" reinforced concrete floors
- Ample ingress and egress points
- 60+ parking spots
- Building structure comprised of steel and reinforced concrete. Resulting in an extremely fortified structure.

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