

# OFFICE/RETAIL BUILDING FOR SALE

## 33 NORTH BROWN STREET



**\$199,000**

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## LOCATION OVERVIEW

The Property is located at the corner of Third Street and North Brown Street in the heart of Downtown Lewistown. Nestled in the heart of Down town Lewistown, the neighborhood around 33 North Brown Street offers a rich mix of historic character and urban convenience. Just steps away lies Monument Square, anchored by the Mifflin County Courthouse and flanked by local shops, cafes, and civic buildings. The nearby Embassy Theatre (on South Main) and other architectural landmarks underscore the area's cultural heritage. The Juniata River is within walking distance, with Victory Park along its banks offering scenic green space for passive recreation. Strong connectivity via Route 322 and adjacent commercial corridors, including Interstate 99 and Interstate 81, makes this locale both accessible and central to Lewistown's daily life.



NEARBY CITIES	DISTANCE	DRIVING TIME
Altoona	74 miles	1 hr. 15 min.
Mifflintown	13 miles	18 min.
State College	31 miles	38 min.
Bellefonte	33 miles	46 min.



## PROPERTY DETAILS

SUMMARY OF PROPERTY DETAILS			
PROPERTY ADDRESS	33 NORTH BROWN STREET LEWISTOWN, PA 17044 LEWISTOWN BOROUGH MIFFLIN COUNTY	TAX PARCEL NO.	03 ,02-0202--,000
PROPERTY TYPE	OFFICE/RETAIL	ZONING	COMMERCIAL
OVERALL LAND SIZE	2,790 SF +/- (0.06 ACRE +/-)	2025 ANNUAL TAX ESTIMATE	\$4,996
BUILDING SIZE	2,781 SF +/- (ABOVE GRADE) PLUS: PARTIAL FINISHED BASEMENT AREA	YEAR BUILT	CIRCA 1975



## BUILDING EXTERIOR





## INTERIOR - STREET-LEVEL AREA



## INTERIOR - STREET-LEVEL AREA



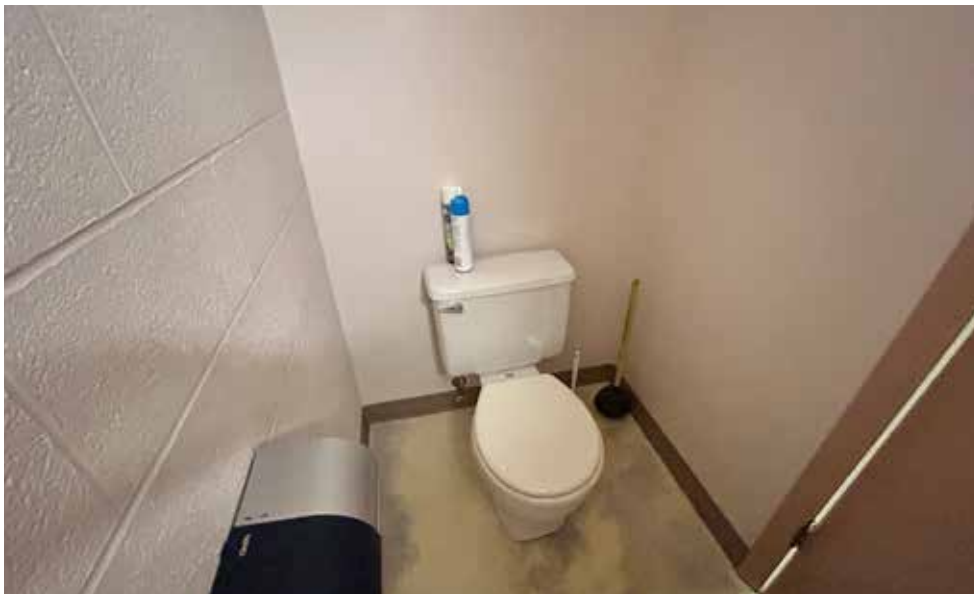


## INTERIOR - STREET-LEVEL AREA





## INTERIOR - BASEMENT OFFICE AREA

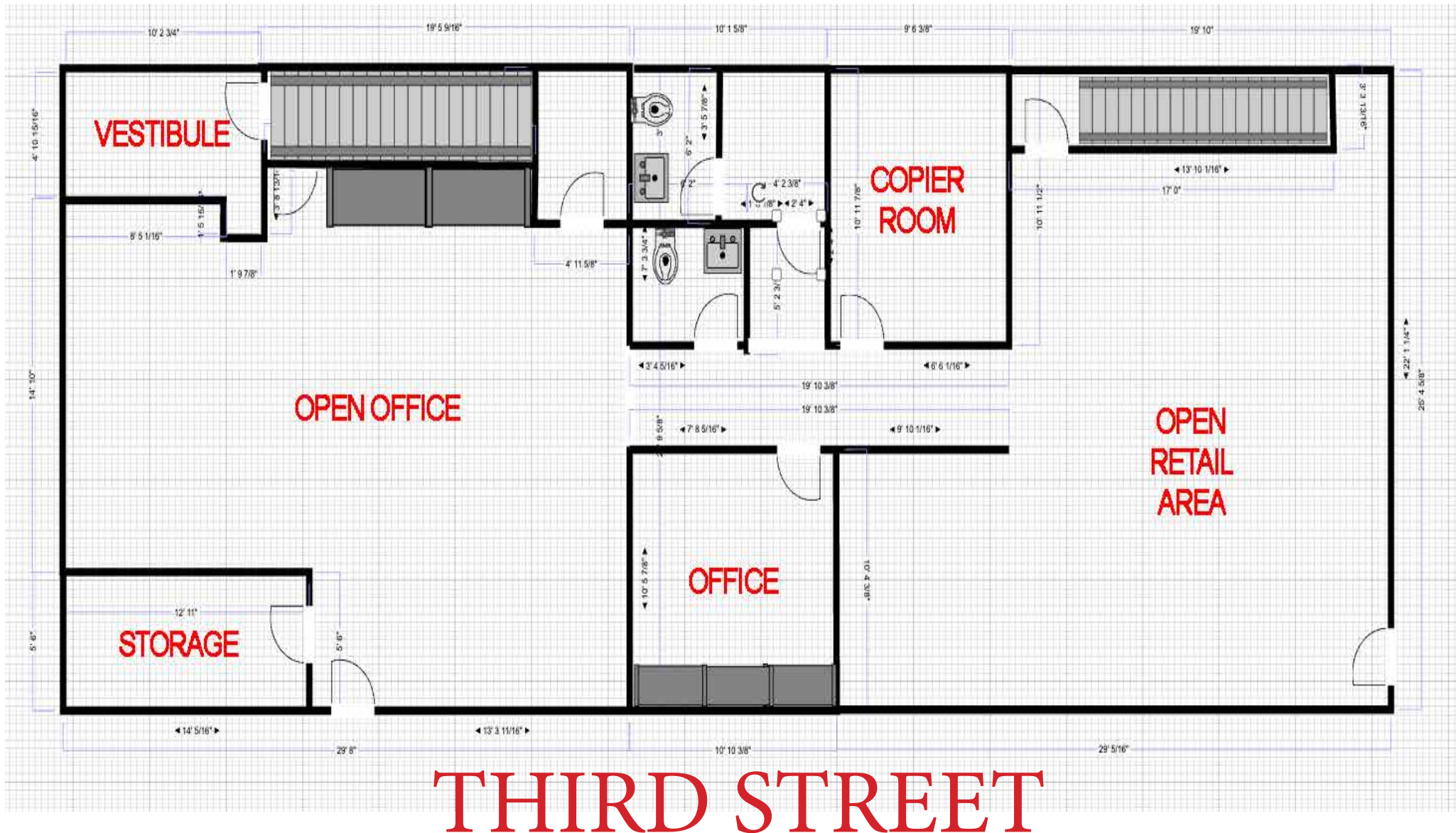


## INTERIOR - BASEMENT UTILITY AREA

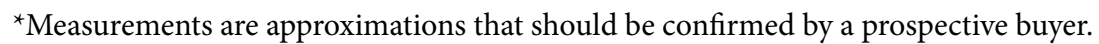




## FIRST-FLOOR LAYOUT

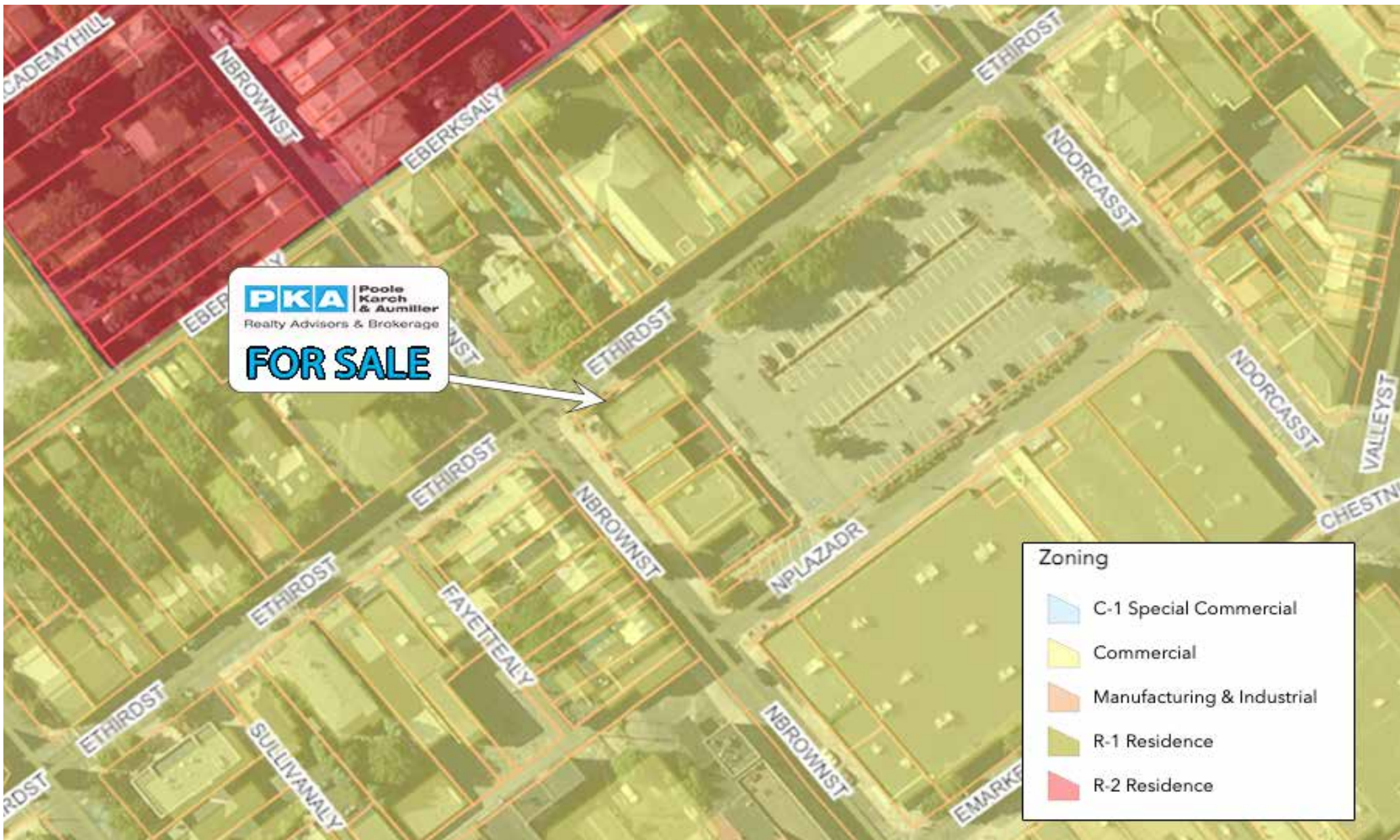


\*Measurements are approximations that should be confirmed by a prospective buyer.





## ZONING MAP





## ZONING USES

- A.** Single principal building or single principal use. Except as provided in Subsections **B** and **C**, a lot may be used for only one of the following principal buildings or principal uses and no other:
- (1) A principal building or a principal use permitted in an R-1 or R-2 Residential District. (A building or use permitted in an R-1 or R-2 Residential District by special exception is permitted as of right in a C Commercial District, and no special exception permission by the Zoning Hearing Board is necessary or required.)
  - (2) A hospital, convalescent home or nursing home, or nonprofit or municipal or public institution, with no qualifying limitations on the use other than as set forth in this Article **VI** or in Article **IX**.
  - (3) A day nursery, day-care center, or a school of any type (other than a public school, for which provision has been made), if 40 or more children or students are regularly on the premises at any one time and if the children or students are regularly on the premises for four or more hours per day during the customary daytime business hours prevailing in the zoning district. [Some of the types of schools contemplated by this Subsection **A(3)** are a business school, private trade school, beauty school, music school, or dancing school.]
  - (4) Fraternal club or private lodge if 50 or more members or guests are regularly on the premises at any one time and if the premises are regularly open to members or guests during the customary daytime business hours prevailing in the zoning district. [A fraternal club or private lodge which has boarding units or rooming units shall be deemed to be a fraternal home under Subsection **A(5)** below.]
  - (5) Fraternal home.
  - (6) Hotel; tourist home.
  - (7) Tourist cabin court or motel.
  - (8) Trailer court or mobile home park.
  - (9) Trailer camp.
  - (10) Automotive service establishment for one or more of the following uses: public garage, private parking lot, public parking lot, service station, repair garage, car wash, automobile sales room, automobile sales lot, or the like.
  - (11) Protective service building for one or more of the following uses: fire house, police station, ambulance station, or the like.
  - (12) Cat or dog boarding kennel or small animal hospital, subject to the condition that any resulting noise or odors are to be effectively confined to the premises.
  - (13) Service echelon establishment.
    - (a) Subject to the use standards which are prescribed below, a service echelon establishment for one or more of the uses within but one class of the following classes:
      - [1] Class A — dry cleaning plant, dyeing plant, laundry plant.
      - [2] Class B — newspaper printing plant, job printing plant.
      - [3] Class C — brewery, creamery, bottling plant.
      - [4] Class D — storage building, warehouse or storage yard for one of the principal uses described in Subsection **B**. A Class D service echelon establishment [which under this Subsection **A(13)** is on its own separate lot and is the principal building or principal use on the lot] is to be distinguished from a storage building, warehouse or storage yard which is on the same lot with a principal use described in Subsection **B** and which is permitted as an accessory building or accessory use to that use.
    - (b) Use standards. Work at a service echelon establishment shall be done only during the customary daytime business hours prevailing in the zoning district, and any resulting dust, fumes, odors, noise, smoke, vapor or vibration shall be effectively confined to the premises of the service echelon establishment.
- B.** Multiple principal uses. A lot may be used, and a building on a lot may be used, for one or more of the following principal uses without distinction among the classes of uses or among the uses within a class:
- (1) Funeral home.
  - (2) Retail business store or shop for the sale of food or beverages of all kinds; dry goods and apparel of all kinds; furniture and household fixtures, goods and appliances of all kinds; automotive accessories; hardware, paint, wallpaper and other like materials and objects for decorating, maintenance or repair; books, magazines, newspapers, cigars, cosmetics, drugs, flowers, gifts, jewelry, music or stationery; photographic goods; sporting goods; and articles or products substantially similar to the foregoing.
  - (3) Retail specialty food store or shop where goods are prepared in the store or shop and sold at retail from the store or shop, as for example: a bake shop or pastry shop; confectionery shop or candy shop; delicatessen.
  - (4) Eating place or tavern of any type, such as: cafeteria; dining room; restaurant; tea room; cocktail lounge; and including an eating place or tavern providing dancing or entertainment.
  - (5) Personal service shop, such as a barber or beauty shop; tailor or dressmaking shop; laundry agency or dry-cleaning agency; laundromat; cleaning or pressing shop, or hand laundry, in which only nonexplosive and nonflammable solvents are used; photographer's studio; cobbler shop; household appliance repair shop; radio or television repair shop; small animal pet shop, provided that noise and odors are effectively confined to the pet shop.
  - (6) Such craft or trade establishments as a carpentry shop, cabinetmaking shop, upholstery shop; a machine shop, metalworking shop, tin-working shop; a printer's shop, electrician's shop, plumber's shop, provided that not more than three individuals are engaged at any one time on the premises of the establishment in the work of the craft or trade of the establishment; work is done at the establishment only during the customary daytime business hours prevailing in the zoning district; and any resulting dust, fumes, odors, noise, smoke, vapor or vibration is effectively confined to the craft or trade establishment.
  - (7) Business office or administration office, such as the offices of a bank or other financial institution; office of a real estate agent or insurance agent; the business offices of a public utility company; the business offices of a manufacturer; the administration offices of a wholesaler, jobber or distributor.
  - (8) Professional office or professional studio, without the qualifying limitations on the use prescribed by the definitions of those terms.
  - (9) Passenger transportation service, such as a railroad passenger station, bus passenger station, taxicab waiting room or dispatch center.
  - (10) Radio or television station.
  - (11) Indoor amusement place, such as a bowling alley; dance hall; pool hall; theater; skating rink and the like, provided that any resulting noise is effectively confined to the amusement place.
  - (12) Retail or wholesale greenhouse or nursery.
  - (13) Day nursery, day-care center, or school of any type (other than a public school, for which provision has been made), if less than 40 children or students are regularly on the premises at any one time, or if the children or students (whatever their number) are regularly on the premises for less than four hours per day during the customary daytime business hours prevailing in the zoning district. [Some of the types of schools which might qualify under this Subsection **B(13)** are: a private half-day kindergarten, typing school, baton-twirling school.]
  - (14) Public parking lot; private parking lot.
  - (15) Chapel for worship, library reading room, fraternal club, private club, private lodge if less than 50 members, guests or users are regularly on the premises at any one time, or if the premises are not regularly open to members, guests or users during the customary daytime business hours prevailing in the zoning district.
  - (16) Any other business, service or use which is substantially similar to a business, service or use described in this Subsection **B** as to type of services provided or goods sold; business hours or hours when open for use; the number of persons attracted to the premises or regularly using the premises, and the duration of their stay upon the premises.
- C.** Mixed occupancy dwelling as the single principal building.
- (1) A lot may be used for one mixed occupancy dwelling, provided that:
    - (a) The commercial uses on the lower stories of the building are only those uses permitted under Subsection **B**;
    - (b) No dwelling units or boarding or rooming units are maintained in a detached building on the same lot to the rear or side of the building which is the mixed occupancy dwelling; and
    - (c) No detached building is located on the same lot to the front of the building which is the mixed occupancy dwelling.
  - (2) If a lot is used for a mixed occupancy dwelling, the mixed occupancy dwelling as such shall be the only principal building permitted on the lot.
- D.** Accessory buildings and accessory uses. The accessory buildings and accessory uses permitted on a lot shall be those customarily incidental to the principal building or the principal uses on the lot.

\*See full Lewistown Borough Zoning Ordinance at the following link for all zoning requirements: <https://lewisstownborough.com/borough-codes/> for all zoning requirements





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