

# 1710 OLD TRAIL ROAD

LIVERPOOL, PA | 17045



±13,000 SF AVAILABLE FOR SALE OR LEASE

# PROPERTY PROFILE

MUNICIPALITY/COUNTY	Buffalo Township/ Perry County	WATER (PUBLIC/PRIVATE)	Private well water.
ADDRESS	1710 Old Trail Rd, Liverpool, PA	LAND SIZE	8.5 Acres
MAP & PARCEL #	30.24-39	PARKING	Gravel parking areas on the north and south side of the building
ZONING	None	ELECTRIC	Two 200 amp panels and an additional 100 amp sub-panel in the garage area.
CONSTRUCTION	Concrete block & steel, with metal siding. Building is insulated.	TRAFFIC COUNT	17,000 CPD on US Route 15
CONDITION/AGE	Good	RESTRICTIONS	N/A
BUILDING SQUARE FEET	±13,000	POSSESSION	Upon settlement
NO. OF FLOORS	1 floor plus an additional second floor in part of the building that is used for an apartment and storage	SCHOOL/MUNICIPAL TAX	\$8,743.32
FLOOR TYPE	Concrete	COUNTY TAXES	\$1,750.18
ROOF TYPE/CONDITION	Metal	TYPE OF TRANSACTION	Sale/Lease
CEILING HEIGHT(S)	20' plus in main garage area	PRICE	\$649,900/\$5,000 per month plus tenant pays RE Taxes, insurance, and property maintenance.
HVAC	One air conditioning unit servicing the classroom and offices. Main heat is a coal boiler that heats the offices and apartment by base-board heaters. There is a 1,000 gallon propane tank on premises used for radiant heater in the garage area.	COMMENTS	Nice commercial building on State Route 15 just south of Liverpool. Heavily traveled area about halfway between Harrisburg and Selinsgrove. Great location for an auto/truck repair business or commercial business looking to relocate or expand. Building includes a large main garage area with 12' X 14' overhead door. There is a hoist in the garage that is included in the sale. Property also has rental income from a house located on North end of property and an apartment inside of the main building.
BATHROOMS	One ADA bathroom in main garage area and a bathroom with shower in the apartment.		
OVERHEAD DOORS/DOCK	3 overhead doors and 2 dock doors for tractor trailers		
SEWER (PUBLIC/PRIVATE)	Private. Onsite sewage holding tank.		

# INTERIOR PHOTOS







HOUSE

±8.5  
ACRES

±13,000 SF

±17,000 CPD

ARBOR ASSASSIN  
TREE TRIMMING

# MARKET OVERVIEW



**POPULATION**  
 7 MILE- 16,687  
 10 MILE- 34,139  
 15 MILE- 71,004



**EMPLOYEES**  
 7 MILE- 3,899  
 10 MILE- 7,153  
 15 MILE- 13,662



**AVERAGE HHI**  
 7 MILE- \$90,108  
 10 MILE- \$92,589  
 15 MILE- \$96,424



**HOUSEHOLDS**  
 7 MILE- 7,122  
 10 MILE- 14,226  
 15 MILE- 28,998

# Bennett Williams

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