



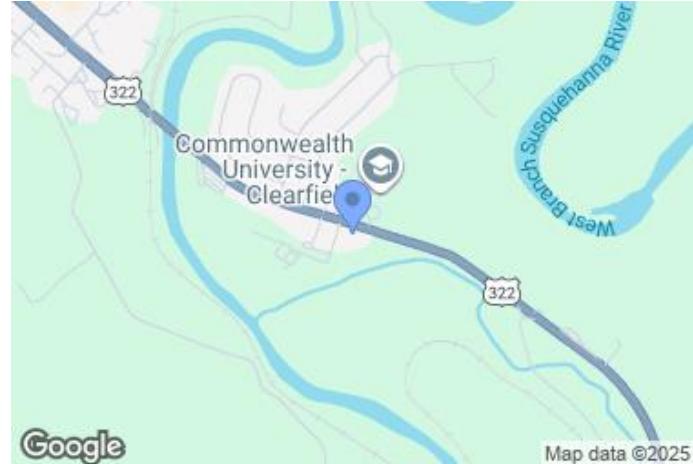
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## Property Flyer

**6293 Clearfield Woodland Hwy, Clearfield, PA 16830**

**\$449,000**



**MLS #:** PACD2045006

**Price/Sq Ft:** \$101.24

**Type:** Other

**Building SqFt:** 4,435 / Estimated

**Present Licenses:** Food

**Business Type:** Banquet Facility/Lodge, Convenience Store/Gas, Day Care Facility, Garden Center, Hair Salon and Spa, Health Club, Medical, Religious Facility, Restaurant/Bar, Storage, Supermarket/Grocery Store, Vet/Kennel

### Remarks:

Prime Rt 322 Business Opportunity – currently operating as FARM TABLE Restaurant & Farmer's Market. Strategically located along busy Route 322, this revitalized restaurant and Farmer's Market offers an outstanding opportunity for expansion or repurposing. With 61 consecutive years of operation, this long-standing establishment sits on a .94-acre parcel and features a 4,435 sq. ft. building, 36 parking spaces, and seating capacity of 120+ designed to host dining, entertainment, and community events. The turnkey restaurant business can be purchased complete with all equipment, including a commercial hood system, grills, fryers, soda fountain, booths, tables, chairs, cookware, and table settings—everything you need to continue operations immediately. Alternatively, the real estate alone can be purchased and reimagined for new commercial ventures thanks to flexible zoning and a prime high-visibility location. SEE MLS # PACD2045002. The property features 3-phase power, steel roofing, gas HVAC rooftop units, and solar panels along the south-facing roof. There's a dedicated turning lane, 36 parking spaces, and an LED backlit fabric sign with timer control—perfect for attracting steady traffic from this major corridor just six minutes from I-80. Inside, the front dining area (36' x 19') seats approximately 63 guests with 13 booths and 9 bar stools surrounding the soda fountain. The rear dining area (35' x 29') includes a 35' x 10' stage for entertainment and seating for an additional 73 guests, ideal for banquets, buffets, or private events. The commercial kitchen (31' x 23') is fully equipped with a Vulcan range, grills, fryers, hood, walk-in coolers, and full cookware inventory. The building also includes an office, two public restrooms, and an employee restroom, plus a large basement for storage and mechanical systems. With current limited hours—Tuesday through Thursday 7 a.m. to 3 p.m., Friday 7 a.m. to 8 p.m., and Saturday 7 a.m. to 3 p.m.—there's significant potential to increase revenue by expanding service hours, adding delivery or take-out, and hosting more events. Whether you continue the FARM TABLE legacy or reimagine the space for new uses such as a showroom, retail venue, or office space, this property offers unmatched visibility and accessibility—directly across from Lock Haven University

and surrounded by two motels. Call today to tour and explore this rare opportunity to own a thriving business location on one of the region's most traveled routes!

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