

Campus for Sale

Montour County

254,881 Total SF on 62.81 Acres



***IDEAL FOR HEALTHCARE, ACADEMIC,
DORMITORY, INSTITUTIONAL AND
RESIDENTIAL USE AND/OR
DEVELOPMENT***



Executive Summary:

Parish Property Management and Fish Commercial Group are proud to represent the Sisters of Saints Cyril and Methodius in the sale of the Villa Sacred Heart campus at Danville, located in Montour County, Pennsylvania.

The subject property consists of an eight-building, religious, educational and personal care campus that contains a total of 254,881 square feet of gross buildings on 62.81 acres of beautiful grounds. The improvements were completed between 1867 and 1968.

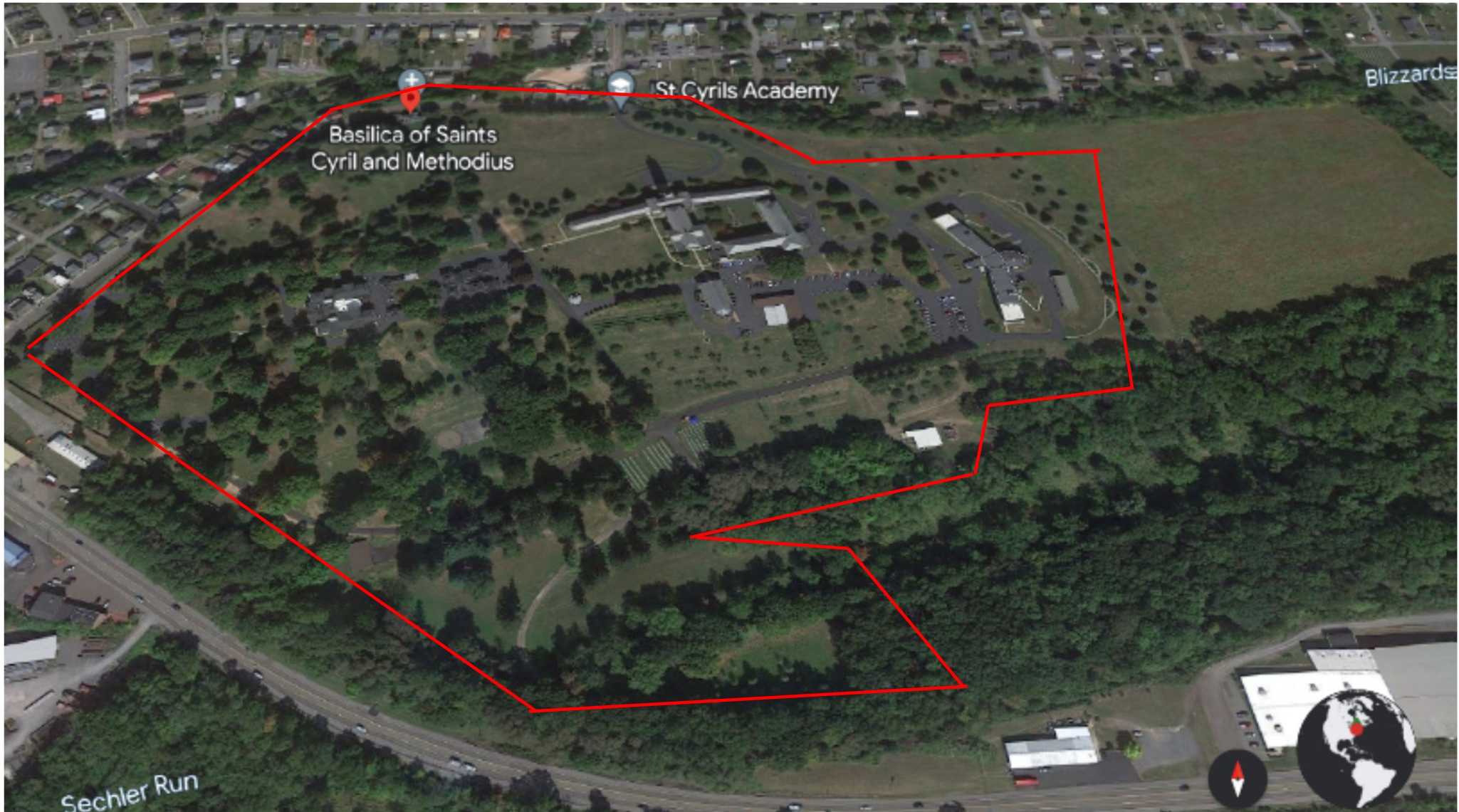
The property is occupied by the Sisters whose primary mission is to “freely respond to the Spirit active in the Church in our service to God and the human family”. The campus functions as a motherhouse, school, retreat, personal care facility and cemetery for the order and public.

For ease of description and reference, we herein refer to the property as three areas:

- **Area 1: The Villa Mansion and Land**
- **Area 2: The Motherhouse (99,057 SF plus 13,689 SF Basilica)**
- **Area 3: Maria Hall (Personal Care Facility) and Land**



VILLA SACRED HEART CAMPUS
1002 Railroad Street
Danville, Montour County
Pennsylvania



Property Information

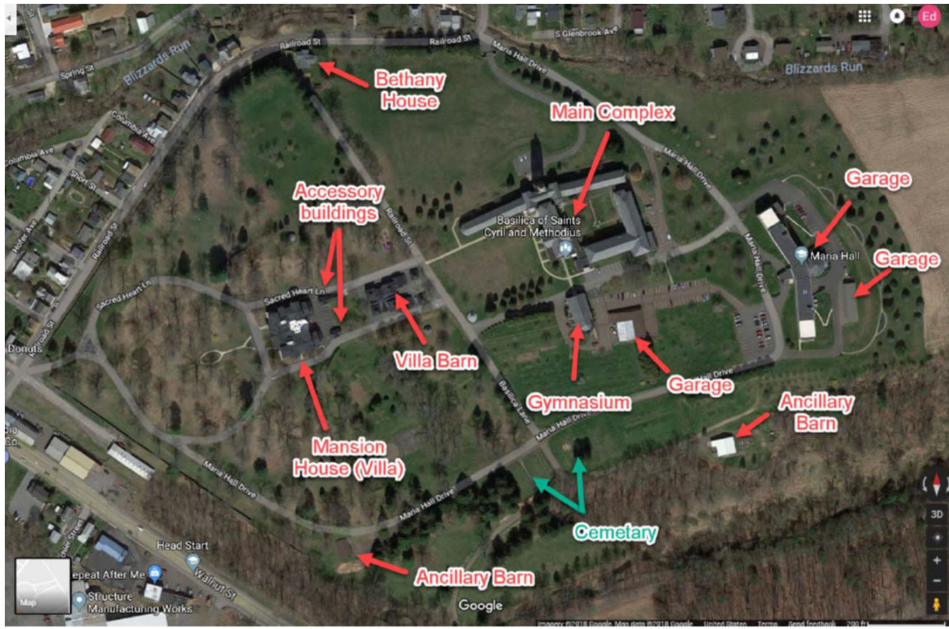


PROPERTY INFORMATION

Address:	580 Railroad Street, Danville, PA 17821
Lot Area:	62.81 Acres
Number of Structures:	8 Buildings
Total Constructed Area:	254,881 SF
Land to Building Ratio	16.72:1
Flood Zone:	A
Flood Map Number:	42093C0155C
Flood Map Date:	May 16, 2008



Property Information



Municipality:

**Borough of Danville (Area 1)
Mahoning Township (Area 2 and 3)**

Assessor's Parcel Identification:

**12-82-1
E6-36-1.01**

Assessed Value:

\$

Zoning:

**Area 1: R-2 (2-Family)
Area 2 and 3: Institutional
Danville Municipal Authority
Danville Municipal Authority**

Water:

Sewer:

Electric:

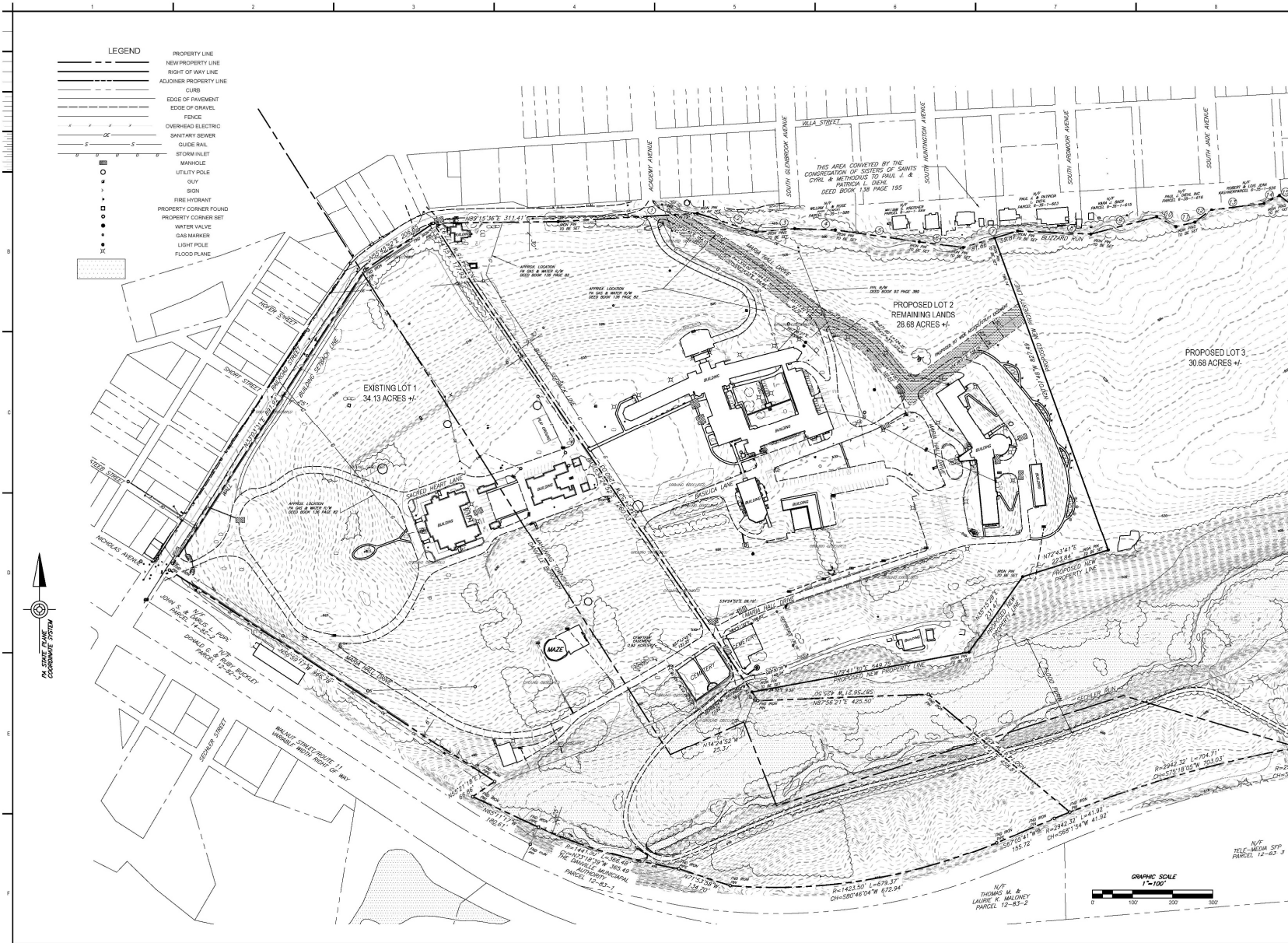
Gas:

PPL

UGI



Villa Sacred Heart Campus: Site Plan





**BORTON
LAWSON**
www.borton-lawson.com

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Willsboro, PA 18272
570.621.1929

 <p>Thomas P. Maloney, Jr. Professional Engineer, No. 743 FOR PENNSYLVANIA</p>															
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
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<p>DRAWING TITLE (PROJECT NAME)</p> <p>FINAL SUBDIVISION THE CONGREGATION OF SISTERS OF SAINTS CYRIL AND METHODIUS BRIDGE OF DANVILLE/TOWNSHIP, MONROE COUNTY, PENNSYLVANIA</p>															
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<p>2 OF 3</p>															

Area 1: Villa Mansion and Land



- **Current Use:** Residence and Executive Offices
- **Constructed:** 1867
- **Area:** 43,764 Square Feet
- **Features:** Ornate woodwork, ceiling frescoes, grand staircases, high ceilings, central enclosed patio constructed on slab
- **Construction:** Stucco on wood studs, asphalt shingle roofs, wood windows, central enclosed patio/garden built on slab
- **Heat:** Gas; Boiler installed in 2000



Area 1: Villa Mansion and Land



North Staircase



Library



Sun Parlor



Area 2: The Motherhouse Complex



The Motherhouse Complex consists of three, interconnected areas:

- The Saint Methodius Motherhouse – 63,530 square feet (1956)
- Saint Cyril Preschool – 35,527 square feet (1929)
- Basilica – 13,689 square feet (1939)



Area 2: The Motherhouse

The St. Methodius Motherhouse

**Ideal for Conversion to Hospitality, Academic
or Senior Housing**

- **Current Use:** Offices, Residences for the Sisters and Common Meeting Rooms
- **Constructed:** 1956
- **Height:** Four Stories
- **Area:** 63,530 Square Feet
- **Features:** 79 bedrooms, Interior Courtyard, Commercial Kitchen, 2 Large Cafeteria Areas
- **Construction:** Stone exterior, Aluminum windows
- **Heat:** Boiler in adjacent Auditorium/ Gymnasium building; retubed in 2016 and exhaust stack replaced in 2017



Area 2: The Motherhouse

Motherhouse Courtyard



Meeting Rooms Off Hallway



Motherhouse Hallway



Area 2: The Motherhouse

Back of Motherhouse Building

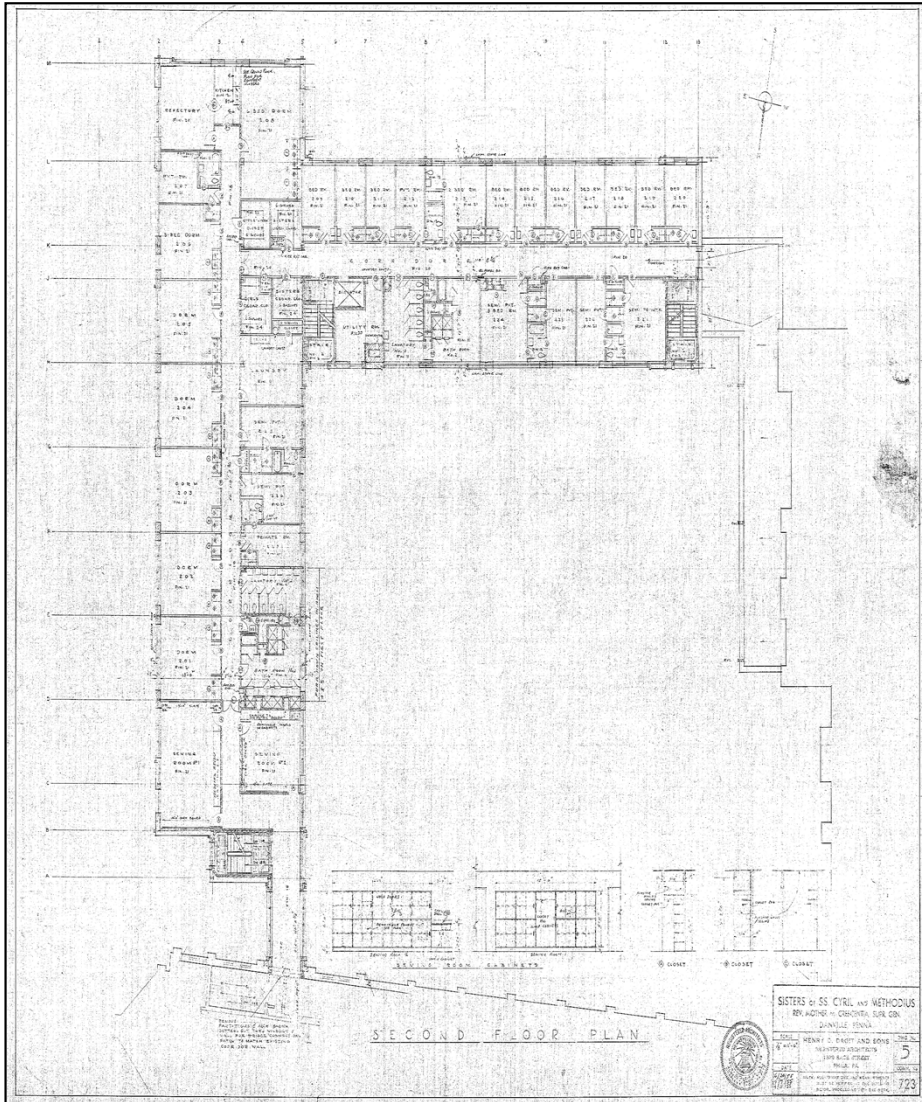


Entrance to Jankola Library

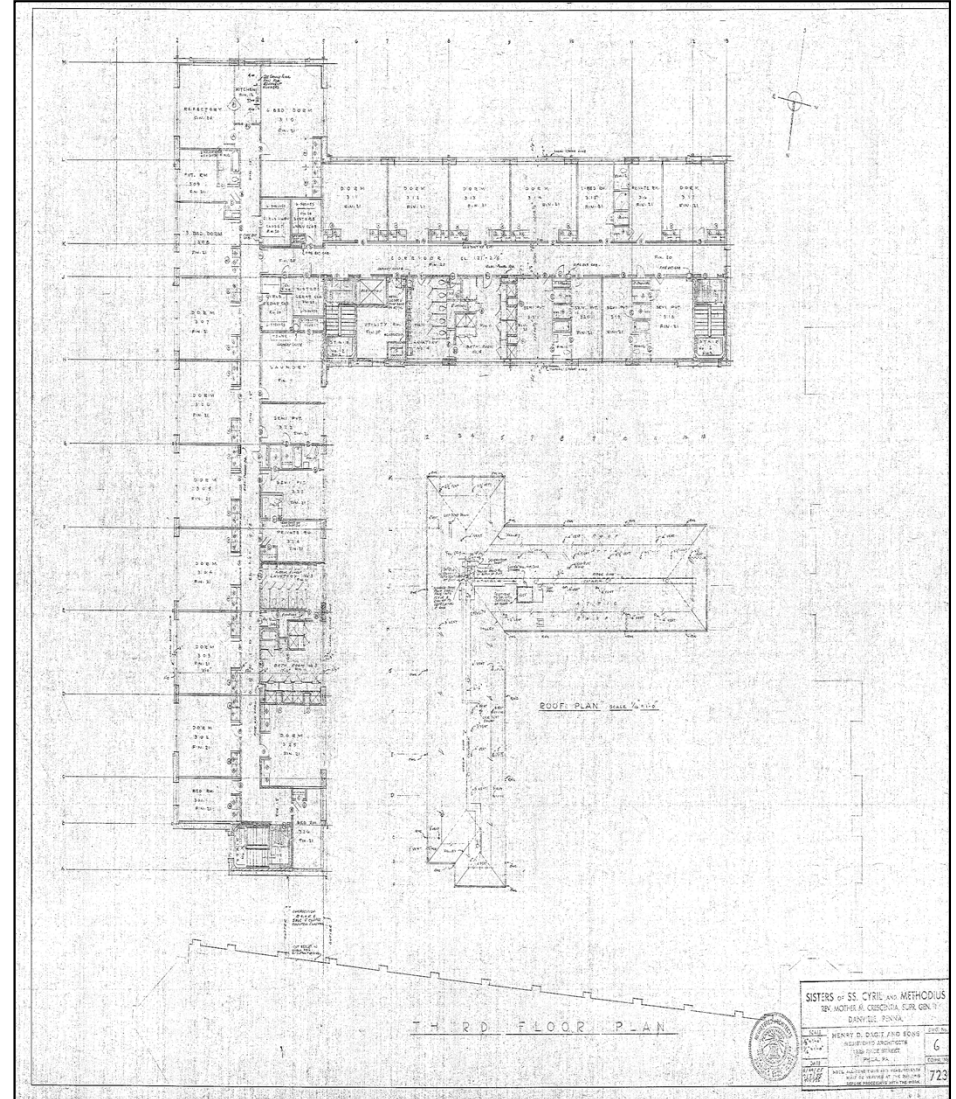


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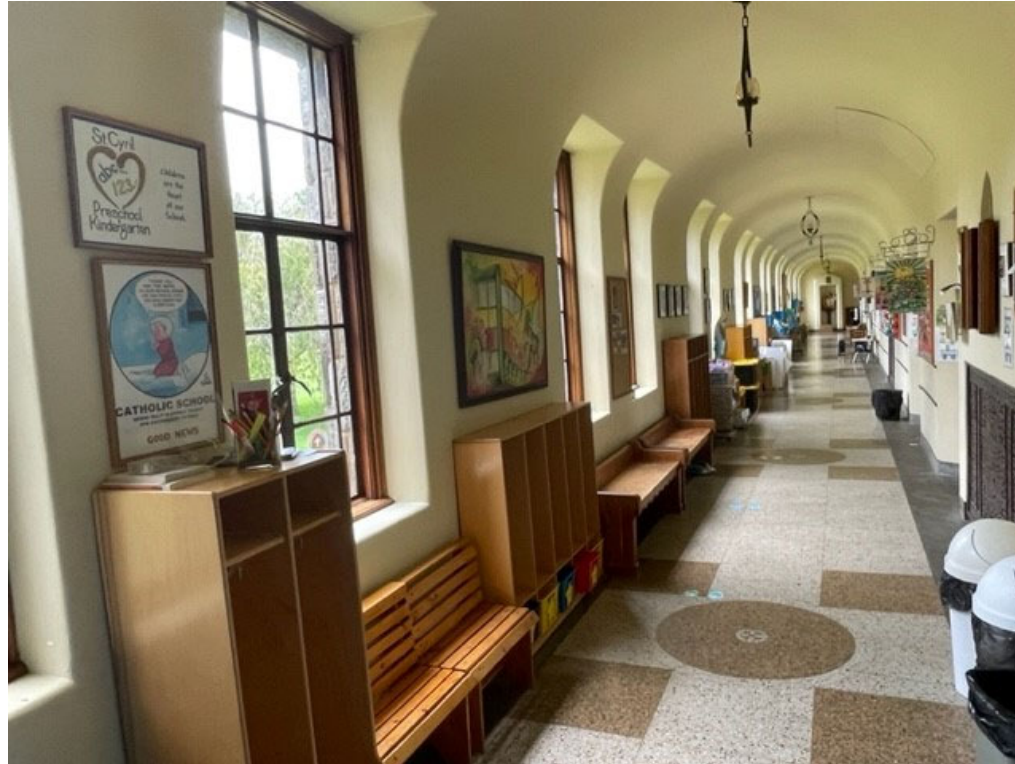
Second Floor



Third Floor



AREA 2: St. Cyril's School



St. Cyril's School

- **Current Use:** Classrooms, Playrooms, Offices, Support Areas
- **Constructed:** 1929
- **Area:** 35,527 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Flat Room with Sealed Membrane



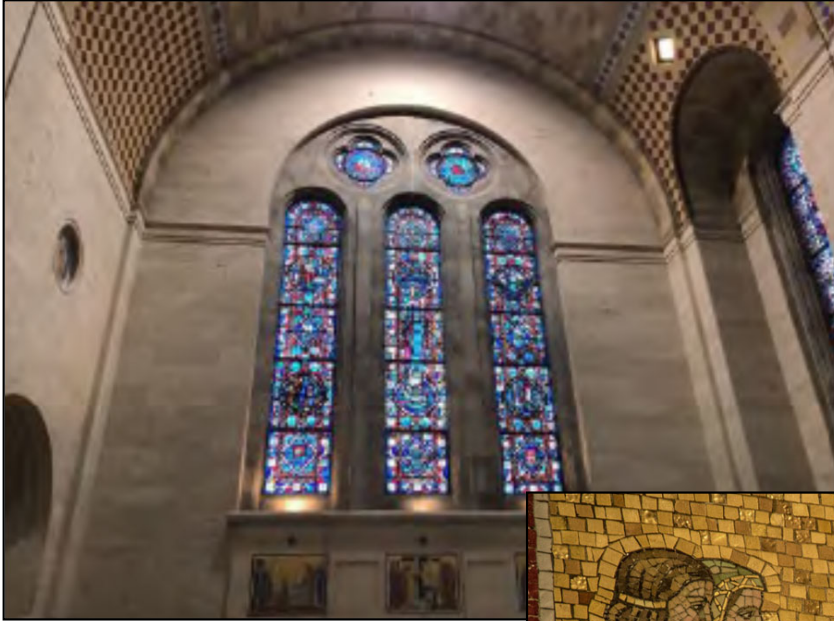
AREA 2: Basilica



Basilica

- **Constructed:** 1939
- **Area:** 35,527 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Exquisite Stained Glass
- **Interior:** Ornate Italian Marble, Vaulted Ceilings, Terrazzo Floors and a Baldachan over the Altar. Tower over the chapel.

AREA 2: Basilica



AREA 2: Auditorium and Bethany House

Auditorium

- **Constructed:** 1929
- **Area:** 9,682 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Pitched Asphalt Roof
- **Interior:** Wood floors, Suspended ceiling, Stage for Performances
- **Heat:** Boiler in basement that serves the Motherhouse Complex



Bethany House

- **Constructed:** Pre-1900
- **Area:** 2,800 Square Foot, Single-Family Home
- **Construction:** New Roof (1990)
- **Interior:** New Windows (1999)
- **Heat:** Gas-Fired Boiler



AREA 3: MARIA HALL PERSONAL CARE FACILITY



AREA 3: MARIA HALL PERSONAL CARE FACILITY

- **Constructed:** 1968
- **Area:** 71,600 Square Feet
- **# of Beds:** 90+
- **Floors:** Four and Part- Five
- **Construction:** Stone Exterior, Aluminum Windows
Flat, Sealed Membrane Roof (replaced 2016)
- **Interior:** Wood floors, Suspended ceiling, Stage for Performances
- **Heat/ Cooling:** Gas-fired Boiler in Basement
Trane Central Air, Cooling tower (1st Floor Only)
Individual Unit Heating and Window A/C (Floors 2-4)



Lobby



AREA 3: MARIA HALL PERSONAL CARE FACILITY



Additional Features:

- First Floor- Central Reception, Chapel, Private Offices, Gift Shop
- Second thru Fourth Floors- Individual Rooms and Personal Care
- Main Dining Room
- Commercial Kitchen
- Five-stop Passenger Elevator
- Kohl Generator (Installed 1970)

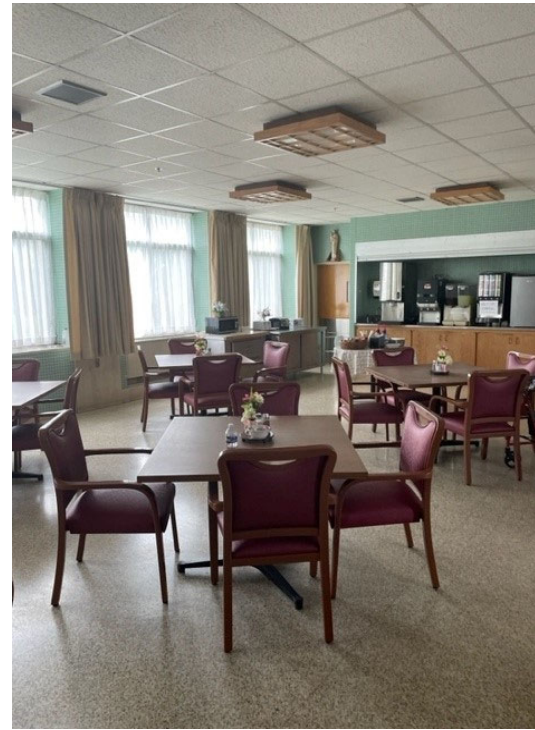


AREA 3: MARIA HALL PERSONAL CARE FACILITY

Large Community Room



Dining Room



Commercial Kitchen



VILLA SACRED HEART CAMPUS

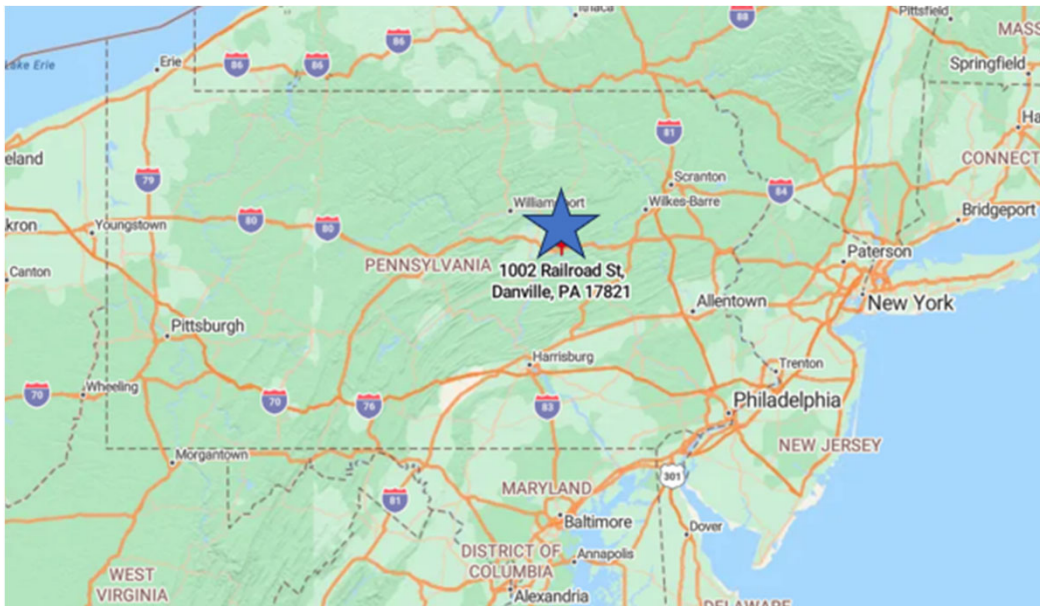
Montour County Tax Map



Location



ADJACENT TO GEISINGER MEDICAL CENTER



- Approximately 285 miles from NYC
- Approximately 215 miles from Pittsburg
- Approximately 150 miles from Philadelphia
- Approximately 77 miles from Harrisburg Airport
- Approximately 74 miles from Scranton
- Approximately 56 miles from Wilkes Barre
- Approximately 34 Miles from Williamsport



Location: Local Demographics



Montour County

Population: 18,091
Median Age: 43.1
Median Household Income: \$64,858

Danville

Population: 4,170 Total
3,863 Adults
1,172 Seniors
Median Age: 41
Median Household Income: \$38,134



Location: Local Demographics

Montour County Profile

June 2023

Quarterly Census of Employment and Wages, 2022 Annual Averages										
NAICS	NAICS Description	Estab.	Employment				Employment %		Wages	
		County	LQ	County	PA	County	PA	County	PA	
	Total, All Industries	496	1.00	16,363	5,862,949	100.0%	100.0%	\$80,739	\$67,279	
11	Agriculture, Forestry, Fishing and Hunting	10	4.12	312	27,141	1.9%	0.5%	\$48,301	\$42,548	
21	Mining, Quarrying, and Oil & Gas	1	ND	ND	21,629	ND	0.4%	ND	\$102,983	
22	Utilities	4	ND	ND	33,477	ND	0.6%	ND	\$106,982	
23	Construction	25	0.19	140	267,211	0.9%	4.6%	\$47,104	\$75,090	
31-33	Manufacturing	19	0.48	760	564,375	4.6%	9.6%	\$49,721	\$72,177	
42	Wholesale Trade	7	0.12	70	213,185	0.4%	3.6%	\$82,000	\$95,546	
44-45	Retail Trade	53	0.45	760	603,175	4.6%	10.3%	\$35,590	\$36,321	
48-49	Transportation and Warehousing	22	0.20	193	344,380	1.2%	5.9%	\$35,952	\$56,876	
51	Information	3	ND	ND	96,283	ND	1.6%	ND	\$114,615	
52	Finance and Insurance	35	1.69	1,270	269,176	7.8%	4.6%	\$71,654	\$114,781	
53	Real Estate and Rental and Leasing	12	0.12	22	67,199	0.1%	1.1%	\$41,830	\$73,443	
54	Professional and Technical Services	30	0.27	301	394,980	1.8%	6.7%	\$84,130	\$113,484	
55	Management of Companies and Enterprises	9	ND	ND	145,185	ND	2.5%	ND	\$145,963	
56	Administrative and Waste Services	21	0.11	96	311,141	0.6%	5.3%	\$49,916	\$49,973	
61	Educational Services	16	ND	ND	474,105	ND	8.1%	ND	\$65,378	
62	Health Care and Social Assistance	92	3.08	9,144	1,063,262	55.9%	18.1%	\$96,022	\$62,201	
71	Arts, Entertainment, and Recreation	9	0.42	114	96,439	0.7%	1.6%	\$19,955	\$42,014	
72	Accommodation and Food Services	41	0.48	588	443,345	3.6%	7.6%	\$22,022	\$23,609	
81	Other Services (Except Public Administration)	60	0.54	300	197,748	1.8%	3.4%	\$56,277	\$42,757	
92	Public Administration	28	0.39	250	229,513	1.5%	3.9%	\$34,492	\$70,968	
	Total, Suppressed Local Industries	33		2,043		12.5%				
Company Ownership										
	Total, All Ownership	496	1.00	16,363	5,862,949	100.0%	100.0%	\$80,739	\$67,279	
	Private Ownership	438	1.03	14,957	5,210,182	91.4%	88.9%	\$83,237	\$67,335	
	Federal Ownership	3	0.13	35	99,050	0.2%	1.7%	\$62,502	\$85,530	
	State Ownership	13	1.83	637	124,829	3.9%	2.1%	\$61,664	\$71,477	
	Local Ownership	42	0.61	733	428,887	4.5%	7.3%	\$47,316	\$61,152	

Notes: 'Estab.'-Establishments. 'LQ'-(Location Quotient) is the percent of county employment by sector divided by the percent of PA's employment by sector.

Location: Local Demographics

Montour County Profile

June 2023

Occupational Wages, 2022 Annual Averages					
		Entry-Level Wage		Average Wage	
SOC Code	Major Occupational Group	County	PA	County	PA
00-0000	Total, All Occupations	\$30,740	\$27,980	\$79,590	\$58,470
11-0000	Management	\$74,450	\$61,570	\$145,980	\$126,450
13-0000	Business & Financial Operations	\$46,290	\$46,220	\$70,860	\$80,280
15-0000	Computer & Mathematical	\$61,120	\$52,800	\$95,570	\$94,730
17-0000	Architecture & Engineering	\$56,310	\$53,320	\$84,190	\$89,330
19-0000	Life, Physical, & Social Science	\$40,510	\$44,240	\$69,690	\$75,920
21-0000	Community & Social Service	\$35,950	\$33,860	\$51,530	\$51,980
23-0000	Legal	\$67,650	\$48,780	\$137,750	\$109,460
25-0000	Educational Instruction & Library	\$27,860	\$32,650	\$52,490	\$66,040
27-0000	Arts, Design, Entertainment, Sports, & Media	\$39,450	\$30,610	\$67,950	\$59,420
29-0000	Healthcare Practitioners & Technical	\$51,650	\$45,120	\$120,710	\$89,820
31-0000	Healthcare Support	\$26,430	\$25,040	\$34,620	\$33,120
33-0000	Protective Service	\$27,670	\$27,470	\$47,300	\$52,870
35-0000	Food Preparation & Serving Related	\$20,950	\$20,130	\$28,990	\$29,460
37-0000	Building & Grounds Cleaning & Maintenance	\$27,600	\$25,020	\$33,560	\$34,860
39-0000	Personal Care & Service	\$20,660	\$20,700	\$29,830	\$33,020
41-0000	Sales & Related	\$21,570	\$23,000	\$41,080	\$47,010
43-0000	Office & Administrative Support	\$30,920	\$29,710	\$43,610	\$44,850
45-0000	Farming, Fishing, & Forestry	ND	\$25,180	ND	\$39,290
47-0000	Construction & Extraction	\$34,790	\$38,120	\$48,820	\$59,770
49-0000	Installation, Maintenance, & Repair	\$33,980	\$35,130	\$55,230	\$55,080
51-0000	Production	\$35,800	\$31,100	\$48,570	\$45,620
53-0000	Transportation & Material Moving	\$23,360	\$28,010	\$37,200	\$42,490



Campus Equipment and Capital Projects

Major equipment locations and date of installation

Maria Hall Generator - Kohler	1970
Maria Hall Cooling tower – Trane	2000
Villa Barn Boiler - HB Smith Mills	1972
Motherhouse Boiler – Cleaver Brooks	1966
Villa Boiler - Smith Cast iron boilers	2000

Recent Campus Capital Projects

Motherhouse handicapped accessible restrooms

Maria Hall Total roof replacement

Boiler stack replacement

Extensive storm damage from 2014 hailstorm

UST(Gas) removal at Villa Barn

Maria Hall Fire door installation

Maria Hall 12 tub to shower bathroom conversions

Motherhouse/Maria Hall/ Villa/St. Cyrils Wifi project on-going



CONDITIONS TO SALE/ LEASE & DISCLAIMER

Conditions Unique to this Opportunity:

1) Religious Restrictions: Seller will require certain covenants/provisions with respect to future use of the Property and its consistency with Catholic beliefs and principles.

2) Conditions Precedent/ Seller: The approval of the Seller's community and all applicable clerical governing bodies will be required of any transaction.

3) Preservation of Cemetery Area and Easement Rights: Seller shall require that the cemetery on the grounds shall remain undisturbed, and the Seller shall have easement rights thereto in perpetuity. The exact terms and conditions associated with the cemetery easement will require stipulations for Purchaser's (and/or subsequent owners') perpetual care of the cemetery as well as rights for Seller to bury its members there in the future.

4) Preservation of Basilica: It is understood that the Basilica shall be preserved and used for spiritual, religious and other (though not necessarily Catholic) assembly. Conditions for maintenance, future access for the Seller, and the removal of religious patrimony and artifacts to be discussed.

5) Delayed Delivery of Property: Seller seeks to enter into Purchase Agreement that will provide for a phased and delayed delivery of the property, thereby allowing the Seller such time to relocate to some existing properties that will require some preparation and renovation.

CONDITIONS TO SALE/ LEASE & DISCLAIMER

Disclaimer:

- 1) The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sales, withdrawal from market or change in price. Seller and broker make no representation as to the physical and/or environmental condition of the property and recommend Buyer's independent due-diligence and investigation.
- 2) Any depictions of any person, entity, sign, logo or property, other than Seller, PPM and Fish is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Seller, PPM and Fish.
- 3) This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of PPM's and Fish's agreements with our principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

Representation



Parish Property Management, Inc.

914.355.4690

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