

MLS #: C2814282A (Active) List Price: \$149,900

935 Moore Street Huntingdon, PA 16652



**Business Type:** Service Station  
**Apx Year Built:** 1969  
**Main SqFt:**  
**SqFt Down:**  
**2nd Lvl SqFt:**  
**3rd Lvl SqFt:**  
**4th Lvl SqFt:**  
**Total SqFt:** 1204  
**Stories:** 1  
**Garage Spaces:** 2  
**Off Street Parking:**

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 3rd Wd Hunt  
**County:** Huntingdon  
**Zoning:** Commercial  
**Flood Zone:** Yes  
**Apx Acreage:**  
**Land SqFt:**  
**Frontage Feet:** 150  
**Depth Feet:** 120

**Legal Description:** DBV 171-31

**Tax ID:** TP#19-03-93

**Total Taxes:** 2906.31

**Tax Year:** 2017

**Special Assessment:**

**Assessed Value:** 37600

**Land Assessment:**

**Building Assessment:**

**Commercial Features:** 220 Volt, High Traffic Location, Paved Parking

**Property Features:** On Paved Road, On Public Road

**ElemSchl:** Standing Stone Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

**Cash Flow Statement Avail:**

**Annual Property Operating Data Available:**

**Income Op Data Available:**

**Rental per Ft Net:**

**Rental per Ft Gross:**

**Schedule Operating Income:**

**Schedule Operating Income Actual:**

**Vacancy/Loss:**

**Vacancy/Loss Actual:**

**Operating Expense:**

**Operating Expense Actual:**

**Net Operating Income:**

**Net Operating Income Actual:**

**Water Type:** City Water

**Sewer Type:** City

**Fuel Type:** Natural Gas

**Exterior:** Block

**Ceiling Height:**

**Overhead Door Height:**

**Elevator:** No

**Dock:**

**Sprinkler:**

**Rent As Is:**

**Business for Sale:** Yes

**Building for Sale:** Yes

**Trade/Exchange:**

**Inventory Included:** Yes

**Fixed Equipment:** Yes

**Permits Reg:**

**Space for Lease:**

**Environmental Study:**

**Soil Test:**

**Instructions/Directions:** Showings during business hours only M-F, 7:00 a.m. to 4:00 p.m.; Saturday 7:00 a.m. to Noon. Please give 24 hours notice if possible.

**Public Comments:** This operating auto service station is located on a corner lot on very Busy Moore Street. Centrally located. Easy access from Moore Street and 10th Street. Two garage bays with lifts. Office and 2 half baths. 2 twin gas pumps. Equipment included, gas pumps, air compressor, head light aimer, tire machine and balancer, oil drain tank, diagnostic machine and misc equipment. Tank testing and line testing done 2017. Natural gas heat. Plenty of paved parking area.

Information Herein Deemed Reliable but Not Guaranteed

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