

MLS #: C2813533A (Active) List Price: \$179,900

904 Main Street Alexandria, PA 16611



**BUSINESS TYPE:** Office Building, Professional Services, Warehouse  
**APX YEAR BUILT:** 0  
**MAIN SQFT:** 2850  
**SQFT DOWN:** 2250  
**2ND LVL SQFT:** 2850  
**3RD LVL SQFT:** 2250  
**4TH LVL SQFT:** 2250  
**TOTAL SQFT:** 0  
**STORIES:** 4  
**GARAGE SPACES:**  
**OFF STREET PARKING:** yes

**UNIT #:**  
**AREA:** Juniata Valley  
**REGION:** Porter  
**COUNTY:** Huntingdon  
**ZONING:** Flood District  
**FLOOD ZONE:** AE  
**APX ACREAGE:** 3.53  
**LAND SQFT:** 0  
**FRONTAGE FEET:**  
**DEPTH FEET:**

**LEGAL DESCRIPTION:** dbv 609/60 & 626/849

**TAX ID:** 38-05-42,43,53.1

**TOTAL TAXES:** 1884

**TAX YEAR:** 2016

**SPECIAL ASSESSMENT:**      **ASSESSED VALUE:** 29680      **LAND ASSESSMENT:** 11680      **BUILDING ASSESSMENT:** 25040

**COMMERCIAL FEATURES:** Concrete Floor, Office Space, High Traffic Location, Paved Parking

**PROPERTY FEATURES:** Deed Restrictions, Electric to Property, Flat, Year Round Access, River Frontage, On Paved Road, On Public Road, Open Land, Separate Furnaces

**ELEMSCHL:**                                      **JR/MIDL:**                                      **HIGHSCHL:** JV JR/Senior

**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:** 0      **OPERATING EXPENSE ACTUAL:**  
**NET OPERATING INCOME:** 0      **NET OPERATING INCOME ACTUAL:**

**WATER TYPE:** City Water

**SEWER TYPE:** City

**FUEL TYPE:** Electric, Oil

**EXTERIOR:** Asbestos, Wood Siding

**CEILING HEIGHT:**

**OVERHEAD DOOR HEIGHT:**

**ELEVATOR:**

**DOCK:** Yes

**SPRINKLER:** No

**RENT AS IS:** Yes

**BUSINESS FOR SALE:** No

**BUILDING FOR SALE:** Yes

**TRADE/EXCHANGE:**

**INVENTORY INCLUDED:** No

**FIXED EQUIPMENT:** No

**PERMITS REG:**

**SPACE FOR LEASE:**

**ENVIRONMENTAL STUDY:**

**SOIL TEST:**

**INSTRUCTIONS/DIRECTIONS:** Rt 22 west to Rt 305 to Alexandria. Right onto Rt 305 Then take left onto Main Street at light. Follow to the edge of town, property on the left.

**PUBLIC COMMENTS:** Historical Mill built( 1833) now being use as office and lab space on 3.53 Acre tract in Alexandria. Large rooms. 5 floors including basement and 4th floor. 6 very nice offices and 1 beautiful conference room. Updated heating system. Property was previously used as residence and office. Lots of off street parking with paved driveway and additional parking in the rear. Many of rooms have beautiful knotty pine paneling and pine floors. 7800 square feet of net leasable space area. Property borders Juniata River. Easy access to Rt 22, State Forest, Lower Trail, also easy Drive to State College and Altoona.

Information Herein Deemed Reliable but Not Guaranteed