

MLS #: C2815294A (Active) List Price: \$149,900**610 Mt. Vernon Ave. Huntingdon, PA 16652**

Business Type: Retail
Apx Year Built:
Main SqFt: 3000
SqFt Down:
2nd Lvl SqFt:
3rd Lvl SqFt:
4th Lvl SqFt:
Total SqFt: 3000
Stories: 1
Garage Spaces: 1.00
Off Street Parking: Yes

Unit #:
Area: Huntingdon Area
Region: Smithfield
County: Huntingdon
Zoning: Village
Flood Zone: X
Apx Acreage: 0.23
Land SqFt:
Frontage Feet:
Depth Feet:

Legal Description: DBV 527/340**Tax ID:** 44-07-88 & 44-07-90.1**Total Taxes:** 2988.00**Tax Year:** 2019**Special Assessment:****Assessed Value:** 43520**Land Assessment:****Building Assessment:****Commercial Features:** Additional Buildings, Concrete Floor, High Traffic Location, Paved Parking**Property Features:** Electric to Property, Flat, On Public Road**ElemSchl:** Southside 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:** 6 **Schedule Operating Income:** 18000.00 **Schedule Operating Income Actual:** Yes**Vacancy/Loss:** **Vacancy/Loss Actual:** No **Operating Expense:** 800.00 **Operating Expense Actual:** Yes**Net Operating Income:** 17200.00**Net Operating Income Actual:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Electric, Natural Gas**Exterior:** Block**Ceiling Height:****Overhead Door Height:****Elevator:** No**Dock:** No**Sprinkler:****Rent As Is:****Business for Sale:** No**Building for Sale:** Yes**Trade/Exchange:** No**Inventory Included:** No**Fixed Equipment:** No**Permits Reg:****Space for Lease:** Yes**Environmental Study:** No**Soil Test:** No**Instructions/Directions:** Turn off Fairgrounds Road onto Mt. Vernon Ave. in Smithfield. Building is 3 blocks on the left. Building was used previously for Fire trucks.**Public Comments:** Convenient, well viewed location in Smithfield currently occupied by NAPA Auto Parts. Large 3000 sq. ft. main building with 4 car parking in front and parking lot in back. Includes a separate 26' x 30' garage in the rear with a 8' x 12' garage door and attached 12' x 26' storage building. Total of approximately 3702 square feet of store space and storage space. Building was used previously for Fire trucks. Covered entrance way over wide stairway access to basement. Storage in basement also. Currently leased month to month @ 1500 a month, Seller only pays Insurance.

Information Herein Deemed Reliable but Not Guaranteed

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