

MLS #: C2815684A (Active) List Price: \$550,000**18543 Seminary Street Cassville, PA 16623**

Business Type: Restaurant, Retail,
Service Station
Apx Year Built: 2011
Main SqFt:
SqFt Down:
2nd Lvl SqFt:
3rd Lvl SqFt:
4th Lvl SqFt:
Total SqFt: 4928
Stories: 1
Garage Spaces:
Off Street Parking: yes

Unit #:
Area: Trough Creek
Region: Cassville
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.58
Land SqFt: 68825
Frontage Feet:
Depth Feet:

Legal Description: 895/149**Tax ID:** 08-03-02.3**Total Taxes:** 3075.00**Tax Year:** 2021**Special Assessment:** **Assessed Value:** 44800 **Land Assessment:** 6000 **Building Assessment:** 38800**Commercial Features:** 220 Volt, Additional Buildings, Concrete Floor, Handicap Access, Office Space, Refrigeration, Specialty Equipment, Tanks, High Traffic Location, Highway Frontage, Lighted Parking, Paved Parking, Separate HVAC**Property Features:** Electric to Property, Flat, Mountain View, Valley View, On Public Road**ElemSchl:** **Jr/Midl:** **HighSchl:** Southern JR/SR**Cash Flow Statement Avail:** Yes **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:** Well**Sewer Type:** Public Sewer**Fuel Type:** Electric, Propane**Exterior:** Stone, Vinyl Siding**Ceiling Height:****Overhead Door Height:****Elevator:****Dock:****Sprinkler:****Rent As Is:****Business for Sale:** Yes**Building for Sale:** Yes**Trade/Exchange:****Inventory Included:** Yes**Fixed Equipment:** Yes**Permits Reg:** Yes**Space for Lease:****Environmental Study:****Soil Test:****Instructions/Directions:** From the intersection of Rt. 22 and Rt 829 travel 12 miles to Cassville. Turn right onto Cooks Road in the Borough of Cassville and proceed 1/4 mile. Property on the left.**Public Comments:** Looking to set your own schedule! Owner retiring! An established business with established clientele in a great location. Fuel/Restaurant/Convenience Store all located under one roof serving the East side of the Raystown Lake Region. Near busy intersection of Rt 829 and Cooks Road. Attractive and well constructed and maintained building with lots of space. Lots of room to grow and expand business. Lots of paved parking. Generator backup.

Information Herein Deemed Reliable but Not Guaranteed

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