

**MLS #: M2818061A (Active) List Price: \$299,900**

**10321 Fairgrounds Road Huntingdon, PA 16652**



**# Units:** 2  
**Apx Year Built:** 1958  
**Main SqFt:**  
**2nd Lvl SqFt:**  
**3rd Lvl SqFt:**  
**Total SqFt:**  
**# Garages:** 3.00  
**Garage Type:** Detached, Multiple  
**Off Street Parking:** yes  
**Current Rent Certificate:** No

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** Smithfield  
**County:** Huntingdon  
**Zoning:** Industrial H  
**Flood Zone:** Yes  
**Apx Acreage:** 1.8  
**Frontage Feet:**  
**Depth Feet:**

**Legal Description:** DBV 641/755

**Tax ID:** 44-11-01

**Total Taxes:** 3100.16

**Tax Year:** 2024

**Special Assessment:**

**Assessed Value:** 38320

**Land Assessment:**

**Building Assessment:**

**Wtr/Swr Expense:**

**Heat Expense:**

**Electric Expense:**

**Property Features:** Electric to Property, Flat, Year Round Access, On Paved Road, On Public Road, Separate Electric

**ElemSchl:** Southside Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Unit #	Unit SqFt	Rent	Bedrooms	Lvn Rm	Dng Rm	Kitn	FB	3/4 Bath	1/2 Bath	Stove	Frig	DW
1	864	600/m	2	Yes		Yes	1			Yes	Yes	
2	2400			No	No	No			1			

**Water Type:** Public  
**Sewer Type:** Public Sewer  
**Fuel Type:** Electric, Wood  
**Heating Type:** Forced Air  
**AC Type:** None  
**Electric Amps:**  
**Driveway:** Dirt, Gravel

**Heat Separate by Unit:** Yes  
**Water Separate by Unit:**  
**Electric Separate by Unit:** Yes  
**Coin Op Wash/Dry:**

**Instructions/Directions:** From Rt. 22, take off ramp by Kish Bank to Fairgrounds Road. Turn left at light onto Fairgrounds and travel approx. 1/2 mile. Property will be on left

**Public Comments:** Ready for your move to own your commercial space for your business? This one offers the space, the land and a bonus home/rental for extra income or be your homestead and walk out the door to get to work! Large 1.8 acre level lot features parking area in front and to the side and oversized 3 car enclosed garage. Shop area is open with additional storage and office lofts, 1/2 bath and lift. Space outside offers extra storage for materials and additional parking. Building and house is for sale separately at \$299,900 or If you are ready to start your own welding business then Business & equipment can be purchased together for \$349,900.

Information Herein Deemed Reliable but Not Guaranteed