MLS #: M2820491A (Active) List Price: $349,900 **12343 William Penn Hwy Huntingdon, PA 16652**

 # Units: 2
Apx Year Built: 1940
Main SqFt: 1944
2nd Lvl SqFt: 0
3rd Lvl SqFt: 0
Total SqFt: 1944
 # Garages:
Garage Type: None
Off Street Parking: yes
Current Rent Certificate: No

Unit #:
Area: Huntingdon Area
Region: Henderson
County: Huntingdon
Zoning: Commercial
Flood Zone: No
Apx Acreage: 0.5
Frontage Feet: 444
Depth Feet:

Legal Description: DBV 937-274
Tax ID: TP#15-14-52 **Total Taxes:** 4091.79 **Tax Year:** 2025
Special Assessment: **Assessed Value:** 48160 **Land Assessment:** **Building Assessment:**
Wtr/Swr Expense: **Heat Expense:** **Electric Expense:**
Property Features: Flat, Rolling, Stream, Year Round Access, On Paved Road, On Public Road
ElemSchl: **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

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Natural Gas
Heating Type: Forced Air
AC Type: Central
Electric Amps:
Driveway: Black Top

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

Instructions/Directions: Showings must occur on weekends or during the week after hours beginning at 5:30

Public Comments: Beautifully remodeled office building with over 400 ft of desirable and easy on/off Rt 22 access. Exterior features large paved parking area with at grade access to the building, low maintenance exterior, land space for extra parking or expansion. Walk into the interior and find a wonderful reception area that leads to open and private office spaces that lends itself to several different business opportunities including multiple business suites. Break room as well and kitchen area and accessible bathroom. Large attic space and basement offers great storage area to keep things uncluttered. Included in the sale is the large digital sign to use for your own advertising or to generate ad revenue! Efficient gas heating & Central A/C! Currently leased thru 12/31/26. Also has creek frontage!

Information Herein Deemed Reliable but Not Guaranteed