

MLS #: C2814110A (Active) List Price: \$72,900

203 Washington Street Petersburg, PA 16669



**Business Type:** Business/Food Services, Food Service, Restaurant, Bar/Tavern/Lounge, Apartment  
**Apx Year Built:**  
**Main SqFt:** 1700  
**SqFt Down:**  
**2nd Lvl SqFt:** 1100  
**3rd Lvl SqFt:**  
**4th Lvl SqFt:**  
**Total SqFt:** 2800  
**Stories:** 1.5  
**Garage Spaces:**  
**Off Street Parking:** Yes

**Unit #:**  
**Area:** Juniata Valley  
**Region:** Petersburg  
**County:** Huntingdon  
**Zoning:**  
**Flood Zone:** Yes  
**Apx Acreage:** 0.18  
**Land SqFt:**  
**Frontage Feet:**  
**Depth Feet:**

**Legal Description:**

**Tax ID:** 37-01-161

**Total Taxes:** 2065.20

**Tax Year:** 2016

**Special Assessment:**

**Assessed Value:** 24160

**Land Assessment:**

**Building Assessment:**

**Commercial Features:** Additional Buildings, Handicap Access, Refrigeration, Specialty Equipment, High Traffic Location, Highway Frontage, Lighted Parking, Separate HVAC

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

**ElemSchl:** JV Elem

**Jr/Midl:** JV JR/Senior

**HighSchl:** JV JR/Senior

**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:** City Water

**Sewer Type:** City

**Fuel Type:** Electric, Oil

**Exterior:** Brick/Aluminum, Vinyl

**Ceiling Height:**

**Overhead Door Height:**

**Elevator:**

**Dock:**

**Sprinkler:**

**Rent As Is:** Yes

**Business for Sale:**

**Building for Sale:** Yes

**Trade/Exchange:**

**Inventory Included:**

**Fixed Equipment:** Yes

**Permits Reg:**

**Space for Lease:**

**Environmental Study:**

**Soil Test:**

**Instructions/Directions:** Restaurant and apartment are located on the left as you come into town from Alexandria/Huntingdon at the main square in Petersburg and entrance to Washington Street.

**Public Comments:** Calling all investors! You won't want to miss out on this restaurant and upstairs apartment with ample parking in a marketable location in Petersburg. Let the rent from the upstairs apartment pay for expenses while you enjoy profits from the restaurant. Both facilities are in turn-key condition and are currently being rented. Currently, the upstairs apt rents for \$600/month w/utilities included. The restaurant rents for \$100 per week with water, sewage and oil included; bldg owner eats free as part of deal and restaurant tenant pays for electric. Commercial kitchen equipment and restaurant dining room furniture convey with property. Commercial grill and 1 table not included in sale.

Information Herein Deemed Reliable but Not Guaranteed

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