

MLS #: C2815279A (Active) List Price: \$315,000

11740 William Penn Highway Huntingdon, PA 16652



**Business Type:** Restaurant  
**Apx Year Built:** 1954  
**Main SqFt:** 3017  
**SqFt Down:** 0  
**2nd Lvl SqFt:** 0  
**3rd Lvl SqFt:** 0  
**4th Lvl SqFt:** 0  
**Total SqFt:** 3017  
**Stories:** 1  
**Garage Spaces:** 0.00  
**Off Street Parking:** 45

**Unit #:**  
**Area:** Brady / Henderson  
**Region:** Henderson  
**County:** Huntingdon  
**Zoning:** Business Ind  
**Flood Zone:** No  
**Apx Acreage:** 0  
**Land SqFt:** 0  
**Frontage Feet:** 300+  
**Depth Feet:**

**Legal Description:** 2013/4744

**Tax ID:** 15-14-53

**Total Taxes:** 3361.94

**Tax Year:** 2020

**Special Assessment:**

**Assessed Value:** 48240

**Land Assessment:**

**Building Assessment:**

**Commercial Features:** Concrete Floor, Handicap Access, Office Space, High Traffic Location, Highway Frontage, Lighted Parking, Paved Parking

**Property Features:** Flat, Mountain View, Year Round Access, On Paved Road, On Public Road, Separate Water/Sewer

**ElemSchl:**

**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:**

**Schedule Operating Income:** 0.00

**Schedule Operating Income Actual:**

**Vacancy/Loss:** 0.00

**Vacancy/Loss Actual:**

**Operating Expense:** 0.00

**Operating Expense Actual:**

**Net Operating Income:** 0.00

**Net Operating Income Actual:**

**Water Type:** Public

**Sewer Type:** Public Sewer

**Fuel Type:** Combination

**Exterior:** 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:**

**Fixed Equipment:**

**Permits Reg:**

**Space for Lease:**

**Environmental Study:**

**Soil Test:**

**Instructions/Directions:** Need 24 hour notice as owners come and unlock the building.

**Public Comments:** One of Huntingdon County's premier family dining restaurants is now available. Over 300' of frontage along Rt.22, this facility offers seating for 108 people. A new newly refurbished counter area has new flooring and booths as well as bar stools. The entry foyer has also been remodeled, with new windows installed between the foyer and diner. Multiple freezers and refrigerators. Historically, pies and bread have been baked in the lower level, and the equipment is there to do that today. If your dream has always been to have your own restaurant and cook for the people of Huntingdon County, here's your chance!

Information Herein Deemed Reliable but Not Guaranteed

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