

MLS #: C2815993A (Active) List Price: \$200,000

12151 William Penn Highway Huntingdon, PA 16652



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

**Unit #:**  
**Area:** Brady / Henderson  
**Region:** Henderson  
**County:** Huntingdon  
**Zoning:** Commercial  
**Flood Zone:** No  
**Apx Acreage:** 0.32  
**Land SqFt:**  
**Frontage Feet:** 105  
**Depth Feet:** 154

**Legal Description:** DBV 893/351

**Tax ID:** 15-14-36

**Total Taxes:** 3352.07

**Tax Year:** 2022

**Special Assessment:**

**Assessed Value:**

**Land Assessment:**

**Building Assessment:**

**Commercial Features:** 220 Volt, 3 Phase, High Traffic Location, Highway Frontage, Lighted Parking, Paved Parking

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

**ElemSchl:** Standing Stone Elem

**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:**

**Schedule Operating Income Actual:**

**Vacancy/Loss:**

**Vacancy/Loss Actual:**

**Operating Expense:**

**Operating Expense Actual:**

**Net Operating Income:**

**Net Operating Income Actual:**

**Water Type:** Public

**Sewer Type:** Public Sewer

**Fuel Type:** Natural Gas

**Exterior:** Block, Brick

**Ceiling Height:**

**Overhead Door Height:**

**Elevator:** No

**Dock:**

**Sprinkler:**

**Rent As Is:** No

**Business for Sale:**

**Building for Sale:** Yes

**Trade/Exchange:** No

**Inventory Included:** Yes

**Fixed Equipment:**

**Permits Reg:**

**Space for Lease:**

**Environmental Study:**

**Soil Test:**

**Instructions/Directions:** Located at the intersection of Route 22 (the William Penn Highway) and Rt. 829 (Trough Creek Valley Pike).

**Public Comments:**

Information Herein Deemed Reliable but Not Guaranteed  
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