

Raystown Realty

(814) 643-5054

March 5, 2008



Address: **Raystown Road**
Marklesburg, PA 16657

List Price: **\$224,900**

Listing #: **2207170**

Status: **Active**

MLS Area: **James Creek**

Located just outside Marklesburg Borough this ranch style commercial building with full basement offer much potential for your business. Previously used a bank, there is a large paved area w/ ample parking. Very near Aitch & James Creek boat launches.

Comments: Located just outside Marklesburg Borough this ranch style commercial building with full basement offer much potential for your business. Previously used a bank, there is a large paved area w/ ample parking. 500 Amp electric service installed, central air. Very near Aitch & James Creek boat launches. Large 30x31 room, conference room 28x11 (can be divided into 2 rooms), 2- 1/2 baths, 10x13 kitchenette, office 13x11. Follow Rt. 26S to just outside Marklesburg Borough Line, see property on right.

Commercial Information		Commercial Features
Business Type: Other	Building for Sale:	Highway Frontage
Business For Sale:	Year Built: 1974	Office Space
Trade/Exchange:	Rent As Is:	Paved Parking
Inventory Included:	Occupancy: Vacant	
Fixed Equipment: Yes	Stories: 1	
Space for Lease:	Ceiling Height:	
Exterior: Brick & Al	Building Sq Ft:	
Roof Type: Shingle	SqFt Down:	
Heat Type: Heat pump	SqFt Main: 2,400	
AC Type: Central	SqFt 2nd Level:	
Off-Street Pkng: 10	SqFt 3rd Level:	
Garage Spaces:	SqFt 4th Level:	
Ovhd Door Height:	Land SqFt:	
Dock: No	Land Asmnt:	
Elevator: No	Bldg Asmnt:	
Sprinkler:	Rental per Ft, Net:	
Mortgage Balance:	Rntl per Ft, Gross:	
1st Mortgage Holder:	Permits Req:	
Pncp & Int Payment:	Env Srvy:	
Interest Rate:	Soil Test:	
Sched Operating Income: Actual:	Cash Flow Statement Avail:	
Operating Expense: Actual:	Annual Property Oper Data Avail:	
Vacany/Loss: Actual:	Income Operating Data Available:	
Net Operating Income: Actual:		

Property Information

Est Acres: **3.57**
 Lot Size: **3.57**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **3007**
 Tax Class:
 Tax Yr: **07**
 Assessments:

Elem School: **Southside Elem**
 JH/Mdl School: **Middle School**
 Sr High School: **Hunt High Sch**

Water Type: **Private Well**
 Sewer Type: **On site septic**
 Fuel Type: **Electric**

Region: **Lincoln**
 S-T-R: **- -**

Flood: **No**
 Zoning: **None**

Possession: **settl**
 Terms:

Plat:
 Parcel: **24-02-04**

Abstract Loc:
 Assessed Value: **31720**

Latitude:
 Longitude:

Legal Description: **TP#24-02-04, DBV 814-787, TA 31720, Prot. Cov**

Property Features

Mountain View
On Paved Rd
On Public Rd
Prot Cov

Pictures

