REAL ESTATE FOR SALE

COMMERCIAL HEALTH FOOD STORE, 4 BR HOUSE, 2 STY. BARN/ SHOP & DETACHED GARAGE/DIESEL SHED ON 3.44 ACRES

MILL HALL, CLINTON COUNTY

FOR SALE PRICE: \$725,000







LOCATION: 6102 and 6104 Nittany Valley Drive, Mill Hall, PA 17751

REAL ESTATE: This property is composed of a single family residence (address #6104) containing approximately 2,576 sq. ft. of living space. In addition there are several support buildings including a detached garage utilized as a compressor/diesel building, two-story barn w/2 horse stalls and shop. The commercial health food store (Sunset Health Foods—address #6102) is one story and consists of approximately 4,500 sq. ft. The site is 3.44 acre. Zoning is Agricultural with a special exception for the commercial store. Porter Twp., Clinton Co., Keystone Central Schools. Taxes: \$8,700. The design of all buildings has an Amish influence and is absent of some conventional electrical service.

NOTE: After many years of running this business and enjoying life on this beautiful property, the owners are retiring and are motivated to sell. Property is in excellent condition!

- One story commercial health food store (Sunset Health Foods), single family house, detached garage/ compressor building & 2 story barn/ shop
- Zoned Agricultural District—legally nonconforming—(conditional use)
- Municipal water and sewer
- Excellent highway visibility
- Close proximity to Routes 220, 180, 15 and Interstate 80
- Inventory available for \$125,000:3 scales, 2 cash registers, shopping

carts & baskets, price markers, display shelves in retail & storage areas (plus more not set up), 2 desks, 1 file cabinet, office chairs, waiting room chairs, lunch room table, sign along road & letters, diesel engine, generator, 2 cooling compressors.

Merle Eberly
Alvin Horning, C Ivan Stoltzfus CAI
Horning Farm Agency, Inc. AY002091



HorningFarmAgency.com 610-286-5183







Main Level: Mud Room: 7 x 13, Kitchen: 13 x 22, Living Room: 14 x 16, Bedroom: 13 x 13, Bedroom: 10 x 10, Full Bath: 8 x 10 Upper Level: Bedroom: 16 x 18, Bedroom: 13 x 19, Full Bath: 6 x 6

Lower Level: Kitchen/Laundry: 8 x 13, Family Room: 26 x 34

Exterior: Front Porch: 6 x10, Rear Patio: 16 x 18 Heating: Coal stove w/hot air

2 story barn w/ 2 horse stalls, 1 car garage, shop w/stove & work bench, 2nd floor storage.

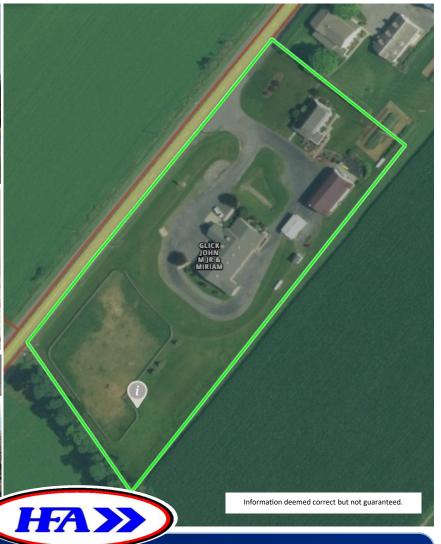
The property has a beautiful setting w/a large garden area and pasture for horses.

For additional information please contact Merle at 484-256-0855.









AUCTIONEERS - REALTORS - APPRAISERS

HorningFarmAgency.com

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