

# 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



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**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 x 10, 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.**



Information deemed correct but not guaranteed.



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