

Mammoth Office Building



Presented by
Gambone, Songer & Associates, LLC

320 W College Ave, Bellefonte, PA 16823



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Property Details

This building is a combination of office space and warehouse space with excellent visibility from Route 26 (College Avenue). Ample parking and easy access to I99 and US Rt 80. Building has many uses and could be subdivided into a multi-tenant building. High-bay garage in the rear allows for truck repair, storage or shipping & receiving. Lots of space for an affordable price. Quit paying rent and start your long-term investment today.

Price: \$420,000

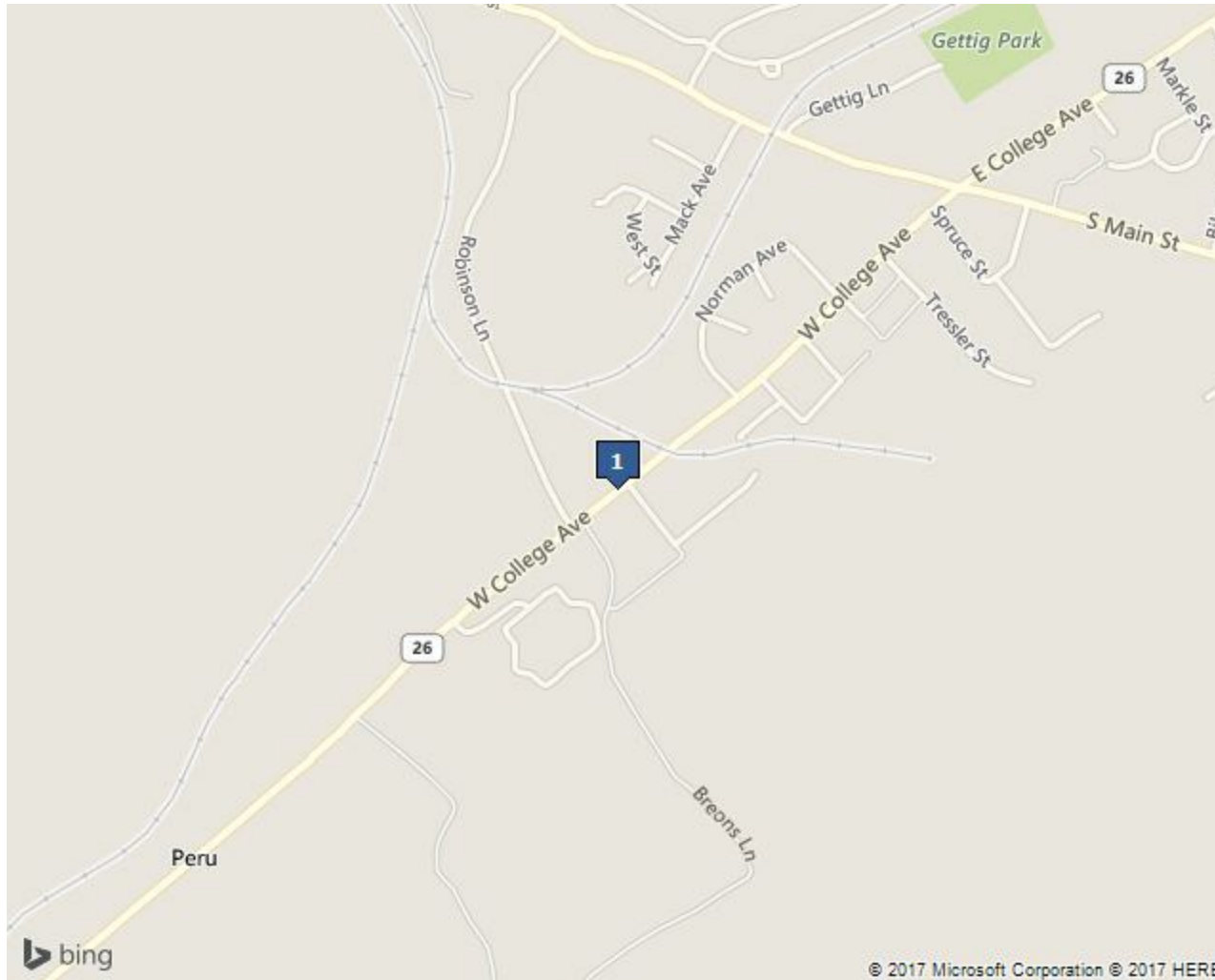
- Mixed Use Office Property for Sale
- Mix of office and storage space available
- Good visibility off of SR 26 between State College and Pleasant Gap
- 3 Miles to I-99; 6 Miles to I-80
- Ample Paved Parking
- High-bay garage door and maintenance bay.

View the full listing here: <http://www.crelisting.net/QNT3GMK0g/?StepID=107>

Price:	\$420,000
Building Size:	7,000 SF
Price/SF:	\$60
Property Type:	Office
Property Sub-type:	Office-Warehouse
Additional Sub-types:	Office Building
Property Use Type:	Owner-User
Commission Split:	2.7%
Occupancy:	0%
No. Stories:	2

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Location



Location Description

Approximately 4 miles East of downtown State College. Route 26 towards Pleasant Gap and property is on the right.

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Floor Plans

320 West College Avenue

Pleasant Gap, PA 16823

MAIN FLOOR



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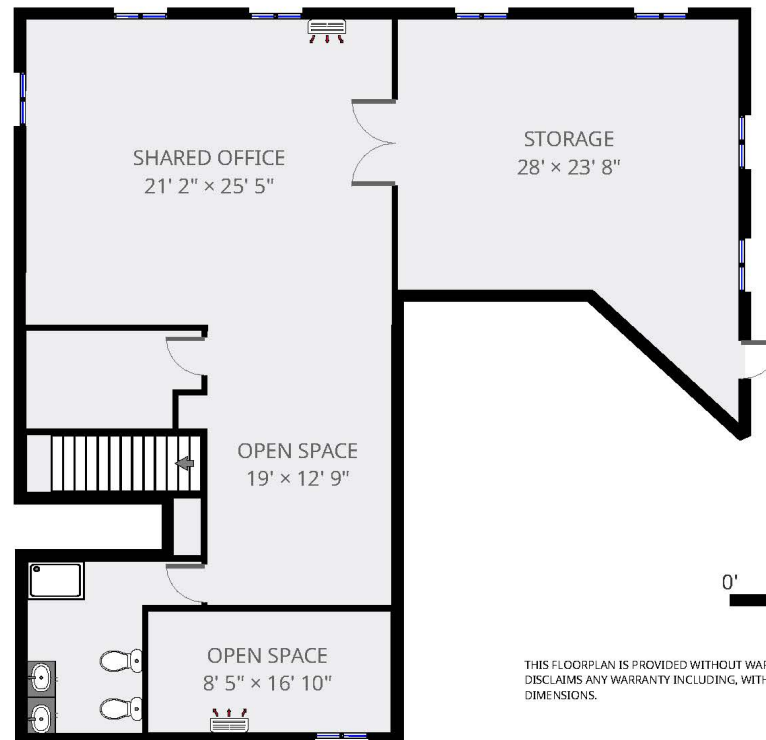
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Floor Plans

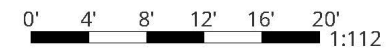
320 West College Avenue

Pleasant Gap, PA 16823

2nd Floor



SCALE



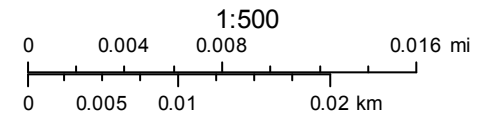
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320 West College Ave., Pleasant Gap



June 28, 2017

- | | | | | |
|--------------------|------------|-----------|----------------|----------------|
| Street Names | DEP_OilGas | Streets | Parcels | Standard |
| Building Addresses | Driveways | Buildings | Unsold Lot | Municipalities |
| Parcel Numbers | Streams | | Point Card | |



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Property Photos



Primary Photo



Building Photo

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Broker Profile



t3songer@gsarealty.com
(814) 237-5384 Ext: 109
License: RS308568



Gambone, Songer &
Associates, LLC

341 Science Park Road
State College, PA 16803

Tommy Songer

Registered Professional Civil Engineer specializing in commercial real estate services. I have a deep list of experience in real estate with specialties in commercial real estate services, leasing, and investing. I also have experience in residential building, building construction technology, construction management, and property management. My immediate goals are to grow my companies commercial real estate business by providing a level of expertise not offered in the central PA area. My background as a building owner, developer and investor, along with an interest in building innovation and sustainable technologies should allow me to provide a high level of service to my clients.

Current Occupation:

Commercial Agent

Work Experience:

I've been in the real estate industry since 1997 working in all aspects of commercial real estate including investment, land development, construction and management. Different career experiences have included engineering, home building management for a large nationwide builder as well as helping to manage a family real estate portfolio before setting out with my partner to start our own real estate company.

Education:

B.S. Environmental Engineering Technology - Pennsylvania State University

Organizations/Associations:

CCIM, National Association of REALTORS, LoopNet, Inc.

Honors/Awards:

CCIM, P.E., NAR Green

Website:

<http://www.gsacommercial.com>

Interests:

Building Technology, Sustainable Building/Operations, Finance, general technology, playing the banjo, music, all things Penn State