



608 MILL Street, Danville, PA 17821

MLS #C-1603

Own a piece of history in the heart of downtown Danville! This unique mixed-use property features two established commercial spaces and a separate 3-bedroom apartment with its own private entrance, offering multiple income streams. With an excellent rental history and strong income potential, this property is ideal for investors seeking both immediate cash flow and future growth. Significant unfinished space provides exciting opportunities for expansion, additional rental income, or redevelopment to suit your vision. Conveniently located in a high-visibility downtown setting, this versatile property combines historic character, proven performance, and untapped potential. Don't miss this rare opportunity to add a landmark investment property to your portfolio.

### Contract Information

Listing Member	REBECCA E TURNER	Listing Office	PRO Real Estate Services, Inc.
	License #: RS326425		Direct: 570-784-4499
	Mobile: 570-436-5426		Fax: 570-784-4419
	Direct: 570-784-2821 35		License #: RB069665
			<a href="http://www.prohomes4sale.com">http://www.prohomes4sale.com</a>

Book Section	Commercial	Status	Active
List Price	389,000	Assessed Valuation	130,000

### General Property Description

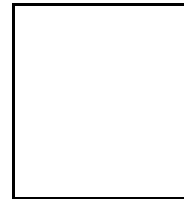
Realtor.COM Type	Commercial	Property Type	Commercial
Business Type	See Remarks	Total SqFt.	14,607
Apx Below Grade	0	Apx Above Grade	7,316
Finished SqFt		Finished SqFt	
Basement	Partial	Lot Size	.14
Lot Acres	0.14	Stories	3
Total Bathrooms	3	Garage Type	None
Garage Stall	None		

### Location, Tax and Other Information

Area By County	Montour County	Area	Danville/Riverside
County	Montour	Municipality	Danville/Riverside
DB Page	460/294	PIN Number	13-87-147
Zoning	Commercial	SpecialFloodHazArea	Yes
Elevation Cert	No	Taxes	3,159
School District	Danville		

### Remarks

Directions Mill St Danville



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License #: RM425322

### Details

<b>Amenities:</b>	Paved Streets; Street Lights
<b>Basement/Foundation:</b>	Outside Entrance; Stone; Unfinished
<b>Services/Utilities:</b>	Water: Public; Sewer: Public; Heating: Gas Hot Air; Air Conditioning: Central Air
<b>Exterior Finish:</b>	Brick
<b>Roof Type/Year:</b>	Metal; Shingle; Rubber
<b>Income and Expenses:</b>	Gross Sales/Rents: 44,580; Insurance: 1,500; Taxes: 3,159; Utilities: 700