

**Y**

*#1 Cycle Center*



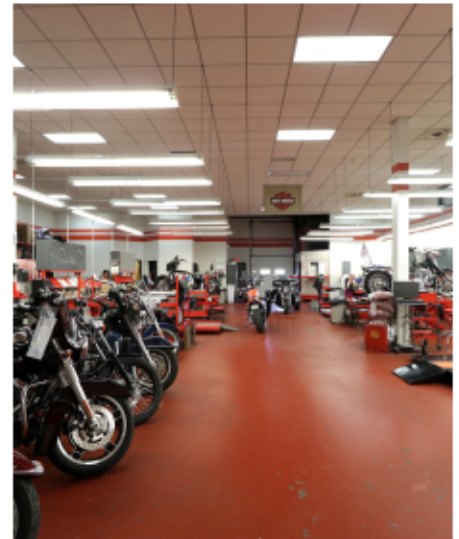
**YOCUM**

REAL ESTATE CENTRE  
YOCUMREALESTATECENTRE.COM  
(814) 234 4645

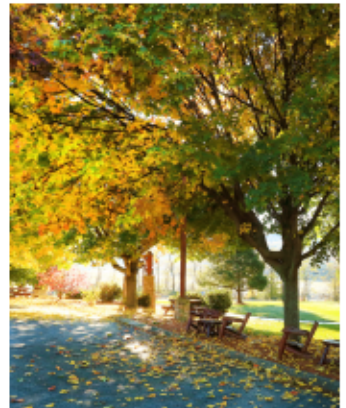
**FOR SALE**

# PHOTOS

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# PHOTOS



# PHOTOS



# 21 + ACRES



\*FINAL ACREAGE TO BE DETERMINED IN SUBDIVISION PLAN

## **ESSENTIAL INFORMATION**

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21 ACRES FEATURING A METICULOUSLY BUILT 30,000 FT<sup>2</sup> SHOWROOM, AN ADDITIONAL 2,200FT<sup>2</sup> OPEN BUILDING AND A BEAUTIFUL 1,200FT<sup>2</sup> CEDAR HOME WITH A TWO CAR GARAGE. CURRENTLY HOME TO #1 CYCLE CENTER HARLEY-DAVIDSON, THIS PROPERTY ALSO CONTAINS 2 TEST TRACKS. BUY THE HARLEY-DAVIDSON DEALERSHIP OR BRING YOUR OWN VISION TO THIS PRISTINE PROPERTY.

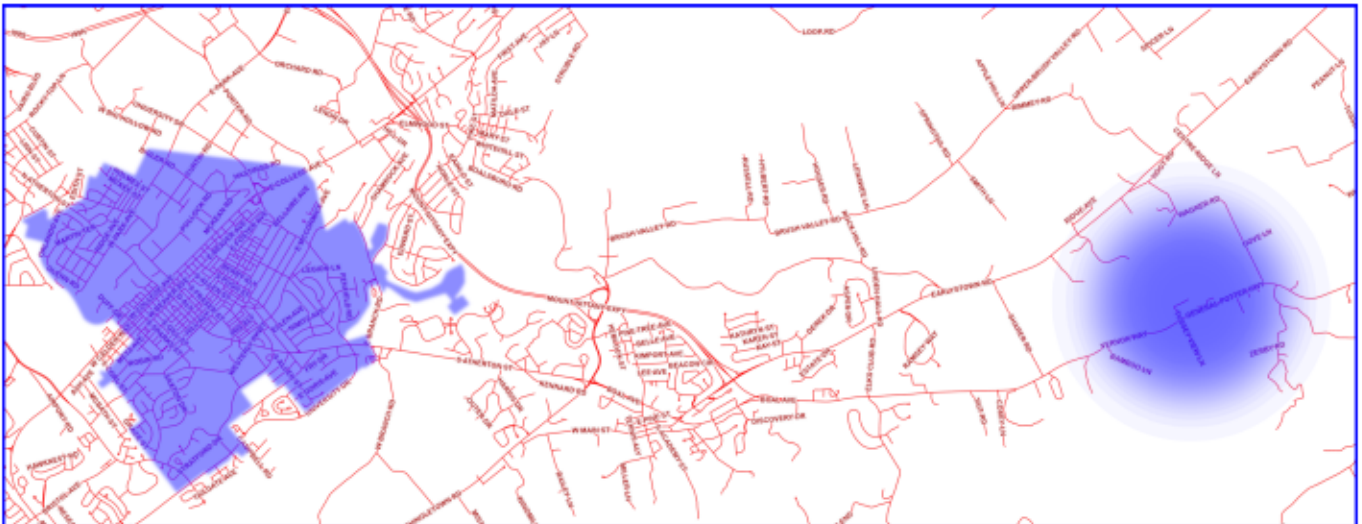
<b>ADDRESS</b>	107 YEARICKS BLVD
<b>3 BUILDINGS</b>	±30,000 FT <sup>2</sup> BUILDING, ±4,000 FT <sup>2</sup> , ±1,200 FT <sup>2</sup> RENTAL HOUSE
<b>PRICE</b>	\$7,500,000
<b>ACRES</b>	21
<b>ADDITIONAL PROPERTY FEATURES</b>	CONCRETE AND DIRT RACETRACKS
<b>ZONING</b>	PLANNED COMMERCIAL-INDUSTRIAL DISTRICT
<b>COUNTY</b>	CENTRE
<b>DIRECTIONS</b>	ON ROUTE 322, 8.8 MILES EAST OF STATE COLLEGE, DESTINATION ON THE LEFT
<b>LISTING AGENT / EMAIL</b>	SCOTT L. YOCUM / SCOTT@SYOCUM.COM

MORE INFORMATION AVAILABLE AT [322PRIMESHOWROOM.COM](http://322PRIMESHOWROOM.COM)

## **LOCATION**

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# **8.8 MILES TO PSU**



- **800 + FEET OF ROUTE 322 FRONTAGE**
- **POTTER TOWNSHIP**