



YOCUM

REAL ESTATE CENTRE
YOCUMREALESTATECENTRE.COM
(814) 234 4645

FOR SALE

PHOTOS



PHOTOS



ESSENTIAL INFORMATION

AWESOME OPPORTUNITY TO OWN 12+ ACRES OF PRIME COMMERCIAL REAL ESTATE RIGHT OFF 322. PROPERTY IS HOME TO 4 STUNNING CEDAR STRUCTURES INCLUDING A MASSIVE GARAGE, AN IMMACULATE ENTERTAINING BARN, A RARE SILO APARTMENT AND AN EXPANSIVE SHOP. THE POSSIBILITIES ARE ENDLESS.

ADDRESS	113 IRON HORSE LN
4 BUILDINGS	±6,000 FT ² GARAGE, ±10,000 FT ² SHOP, ±11,800 FT ² ENTERTAINMENT BARN PLUS 3,382 FT ² OF LOFT SPACE, 4 STORY + LOFT SILO APARTMENT
PRICE	\$3,950,000
ACRES	APPROX. ±12
ZONING	PLANNED COMMERCIAL-INDUSTRIAL DISTRICT
COUNTY	CENTRE
DIRECTIONS	ON ROUTE 322, 8.8 MILES EAST OF STATE COLLEGE, DESTINATION ON THE LEFT
LISTING AGENT / EMAIL	SCOTT L. YOCUM / SCOTT@SYOCUM.COM NIC YOCUM / NIC@SYOCUM.COM

MORE INFORMATION AVAILABLE AT 322IRONHORSE.COM

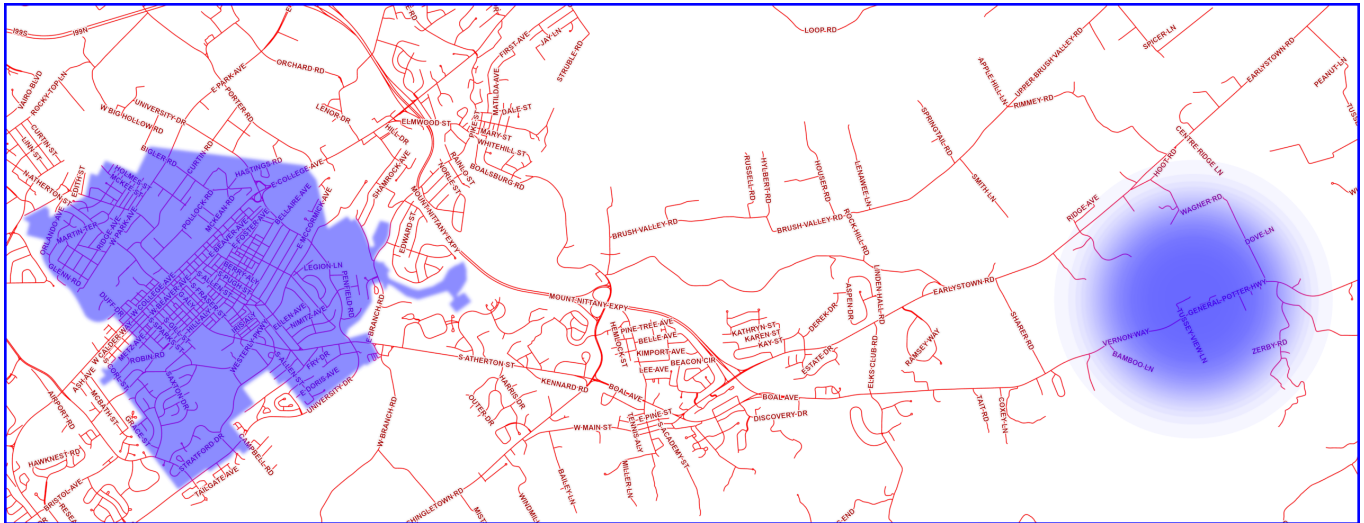
12 + ACRES



*FINAL ACREAGE TO BE DETERMINED IN SUBDIVISION PLAN

LOCATION

8.8 MILES TO STATE COLLEGE



- **APPROX. 375 FT OF ROUTE 322 FRONTAGE**
- **POTTER TOWNSHIP**