



322 SELF STORAGE



YOCUM
REAL ESTATE CENTRE
YOCUMREALESTATECENTRE.COM
(814) 234 4645

FOR SALE

PHOTOS



PHOTOS



ESSENTIAL INFORMATION

AMAZING BUSINESS OPPORTUNITY TO OWN A THRIVING STORAGE UNIT BUSINESS LOCATED ON 8+ ACRES OF PRIME COMMERCIAL REAL ESTATE RIGHT OFF 322. PROPERTY IS HOME TO AN OFFICE, +/-210 STORAGE UNITS AND A PERMITTED ELECTRONIC BIILBOARD. ±2.5 ACRES TO ADD ADDITIONAL STORAGE UNITS ON THIS PROPERTY.



ADDRESS	138 YEARICKS BLVD, CENTRE HALL
PRICE	\$7,950,000
ZONING	PLANNED COMMERCIAL-INDUSTRIAL DISTRICT
COUNTY	CENTRE
DIRECTIONS	ON ROUTE 322, ±9 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 322SELFSTORAGE.SALE.COM

ESSENTIAL INFORMATION

322 SELF STORAGE FACILITY

6 BUILDINGS | 210 TOTAL UNITS

	BUILDING #1		BUILDING #4	
	# UNITS	SIZE	# UNITS	SIZE
	8	5'X10'	8	5'X10'
***PLUS A	4	10'X10'	8	10'X10'
20'X40' OFFICE	3	10'X15'	3	10'X15'
WITH	7	10'X20'	8	10'X20'
ADJACENT	3	10'X25'	3	10'X25'
10'X20'	4	10'X30'	4	10'X30'
STORAGE***	1	10'X40'	2	10'X40'

	BUILDING #2		BUILDING #5	
	# UNITS	SIZE	# UNITS	SIZE
	8	5'X10'	8	5'X10'
	8	10'X10'	8	10'X10'
	3	10'X15'	3	10'X15'
	8	10'X20'	8	10'X20'
	3	10'X25'	3	10'X25'
	4	10'X30'	4	10'X30'
	2	10'X40'	2	10'X40'

	BUILDING #3		BUILDING #6	
	# UNITS	SIZE	# UNITS	SIZE
	8	5'X10'	8	5'X10'
	8	10'X10'	8	10'X10'
	3	10'X15'	3	10'X15'
	8	10'X20'	8	10'X20'
	3	10'X25'	3	10'X25'
	4	10'X30'	4	10'X30'
	2	10'X40'	2	10'X40'

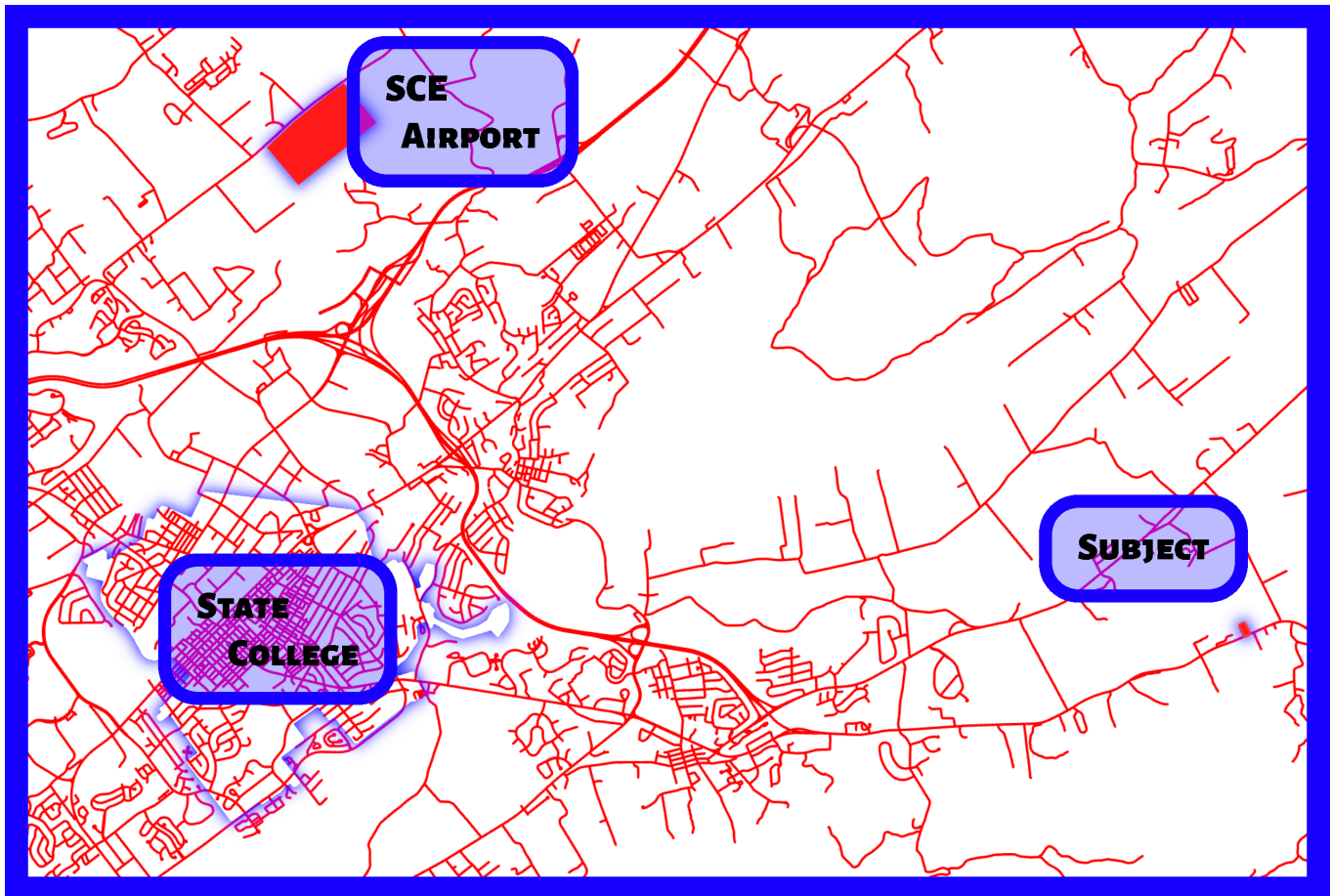
8+ ACRES



*FINAL ACREAGE TO BE DETERMINED IN SUBDIVISION PLAN

LOCATION

8.8 MILES TO PSU



- **ROUTE 322 FRONTAGE**
- **POTTER TOWNSHIP**