



PC Nos. 19-605-,047-,0220A & 19-605-,047-,0220B

YOCUM

REAL ESTATE CENTRE

220 REGENT COURT

SUITES A & B

State College, PA

FOR SALE



LOCATION INFORMATION

AREA FEATURES

- PROFESSIONAL OFFICE PARK
- 2.45 MILES TO DOWNTOWN AND CAMPUS
- 3.1 MILES TO I-99
- 5 MILES TO SCE AIRPORT

BUILDING FEATURES

- PARKING ON-SITE (TWENTY SPACES!)
- FRONTAGE ALONG US-322 (SOUTH ATHERTON STREET)
- \$700 CONDO FEE COVERS
 - WATER
 - TRASH
 - HOT WATER
 - SEWER
 - COMMON AREA CLEANING INDOORS AND OUT
 - OUTDOOR PLANTS/MOWING/PLOWING ETC.
 - OVERALL BUILDING/SHELL MAINTENANCE/PARKING LOT ETC
 - ELECTRIC HEATING IN STAIRWELLS.

LOCATION DESCRIPTION

COLLEGE TOWNSHIP IS A TOWNSHIP IN CENTRE COUNTY, PENNSYLVANIA. IT IS PART OF THE STATE COLLEGE, PENNSYLVANIA METROPOLITAN STATISTICAL AREA. THE POPULATION WAS 10,762 AT THE 2020 CENSUS, WHICH WAS A 13% INCREASE FROM THE 2010 CENSUS. COLLEGE TOWNSHIP WAS FORMED ON NOVEMBER 25, 1875, FROM HOWARD TOWNSHIP. COLLEGE TOWNSHIP IS SERVED BY THE STATE COLLEGE AREA SCHOOL DISTRICT FOR K-12 EDUCATION. PENNSYLVANIA STATE UNIVERSITY IS PARTIALLY IN COLLEGE TOWNSHIP.

LOCATION DETAILS

SUB MARKET:	SCENERY PARK
COUNTY:	CENTRE
CROSS STREETS:	SCENERY DR



COMPLETE HIGHLIGHTS

Location Information

Municipality	College Township
School District	State College Area School District
Address	220 Regent Court, units A & B
Acres	±.30

Building Information

Units	2
Year Built	1990
Annual Taxes Unit A (2023)	\$7,308.04
Annual Taxes Unit B (2023)	\$10,048.56
Price (Unit A, ±2,000 ft ²),	\$350,000.00
Price (Unit B ±2,750 ft ²)	\$481,250.00
Price (Units A & B ±4,750 ft ²)	\$760,000.00



Property Highlights

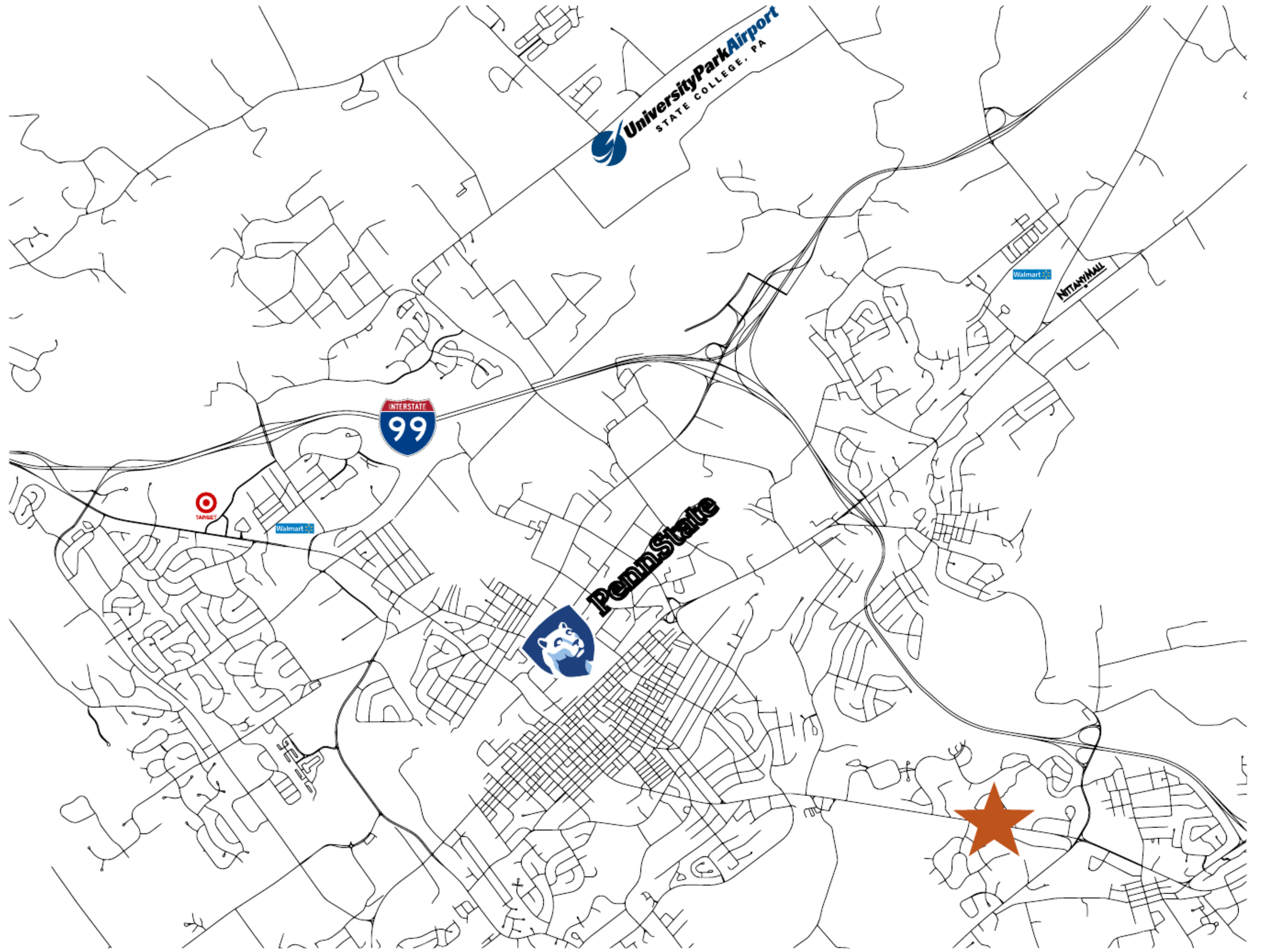
- ★ High Visibility
- ★ Parking on-site
- ★ Frontage along US-322 (South Atherton Street)
- ★ Professional Office Park
- ★ 2.45 Miles to Downtown and Campus
- ★ 3.1 Miles to I-99
- ★ 5 Miles to SCE Airport
- ★ \$700 Condo fee covers
 - Water
 - Trash
 - hot water
 - Sewer
 - Common Area cleaning indoors and out
 - Outdoor plants/mowing/plowing etc.
 - Overall building/shell maintenance/parking lot etc
 - Electric heating in stairwells.

DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	15,300	68,600	101,000
Average Income	\$102,000	\$69,300	\$69,700
Average Age	46	24	27



DEMOGRAPHIC INFORMATION



YOCUM REAL ESTATE CENTRE, LLC

LISTED BY

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