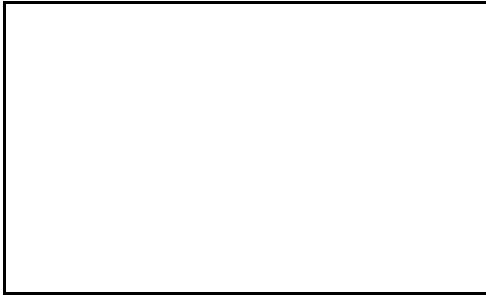


**Good News Realty**  
**724-463-9000**

July 7, 2009



Address: **1802 Woodlland Avenue Extension**  
**Punxsutawney, PA 15767**

List Price: **\$699,000**

Listing #: **0360001**

Status: **Active**

Subdivision: **None**

**UNLIMITED FREE GAS! 16,000 sq ft of Commerical/ Shop/Office/Retail Space-Ideal for Maintenance Shop or Manufacturing. 12+ acres-25 minutes north of Indiana. \$699,000**

Comments: **Directions: Take Philadelphia Street east to "Y" at the end, bear left to traffic light, straight through light, take Route 119 North exit, follow Route 119 North to Punxsutawney, at Punxsutawney Wal-Mart, turn right, travel approx 1.25 miles, building on right "Benson's Supply". Yrly taxes are \$3878.74**

Commercial Information		Commercial Features
Business Type:	<b>Manufacturing</b>	Building for Sale: <b>Yes</b>
Business For Sale:	<b>No</b>	Year Built: <b>1980</b>
Trade/Exchange:	<b>No</b>	Rent As Is:
Inventory Included:	<b>No</b>	Occupancy: <b>Vacant</b>
Fixed Equipment:	<b>No</b>	Stories: <b>1</b>
Space for Lease:	<b>Yes</b>	Ceiling Height: <b>16.00</b>
Exterior:	<b>Metal</b>	Building Sq Ft: <b>16,000</b>
Roof Type:	<b>Metal</b>	SqFt Down: <b>16,000</b>
Heat Type:	<b>Forced warm air</b>	SqFt Main: <b>16,000</b>
AC Type:	<b>None</b>	SqFt 2nd Level: <b>0</b>
Off-Street Pkng:	<b>99</b>	SqFt 3rd Level: <b>0</b>
Garage Spaces:	<b>15</b>	SqFt 4th Level: <b>0</b>
Ovhd Door Height:	<b>14.0</b>	Land SqFt: <b>90000</b>
Dock:	<b>No</b>	Land Asmnt:
Elevator:	<b>No</b>	Bldg Asmnt:
Sprinkler:	<b>No</b>	Rental per Ft, Net:
Mortgage Balance:		Rntl per Ft, Gross:
1st Mortgage Holder:		Permits Req: <b>No</b>
Pncp & Int Payment:		Env Srvy: <b>No</b>
Interest Rate:		Soil Test: <b>No</b>
Sched Operating Income:	Actual:	Cash Flow Statement Avail:
Operating Expense:	Actual:	Annual Property Oper Data Avail:
Vacany/Loss:	Actual:	Income Operating Data Available:
Net Operating Income:	Actual:	

**Property Information**

Est Acres: **12.10**  
Lot Size: **12.1 acres**  
Frontage Ft: **300**  
Depth Ft: **800**

Elem School: **Out of County**  
JH/Mdl School: **Out of County**  
Sr High School: **Out of County**

Mun/Bor: **Out of County**  
S-T-R: **0 - 0 - 0**

Possession: **Close**  
Terms: **0**

Abstract Loc:  
Assessed Value: **0**

Legal Description: **DB 0461, Pg 0298**

Twp/Bor Taxes: **1258**  
Sch Taxes: **2620.34**  
Tax Class: **0**  
Tax Yr: **2009**

Water Type: **Private Well**  
Sewer Type: **City**  
Fuel Type: **Free Gas**

Flood: **Undocumented**  
Zoning: **None**

Assessments: **0**  
Parcel: **42-566-0207**

Latitude:  
Longitude:

**Property Features**