

Commercial

MLS 138132

Status Active

Address 826 Grant Street

Price \$165,000



[Photos](#)

[Documents](#)

[Map](#)

Lot Size	1.4 acres
Acres-Total	1.40
Road Front Ft	300
Parking #	30
Parking Avail	Yes
OGMT	Unknown
OGMT Describe	Unknown
Water	Public
Sewer	Public
Restrictive Cov.	Unknown
Business Name	Franklin Bakery
Business Use	Bakery
Other Buildings	none
Gross Receipts	\$
Cost of Sales	\$
Total Expense	\$

Town/City	Franklin	DOM	93
State	PA	Variable Rate	No
Zip	16323	Listing Type	ERS
Taxing Location	Franklin	Reference #	#7351
County	Venango	Lock Box	No
Agent Owned	No	Internet Display	Yes
Secondary Dist.	No	Address	No
School	Franklin		
Tax Map #	10,335.-004 & 003		
Book	48		
Page	230		
Tax Year	1009		
Taxes	\$4,984		
Assessment	\$156,900		
Legal	POSS: On close		
Owner	Primo Investments		
Additional Owner			
Zoning	Commercial		
Year Built	1965		
SqFt-Total	7,200		
Building Size	60'x120'		
Baths	2.00		
Real Est Incl	Yes		
Lease	No		
Construction	Steel Frame/Mfg		
Exterior	Metal		
Roof	Metal		
Roof Age	Unknown		
Heat	Space Heater		
Heat \$	Unknown		
Fuel	Gas		
Cooling	None		
Electric	\$		
Loading Docks	0		
O/H Doors	2		
Features	3 O Phase, Elect-Circuit Break-200 Amp, Nat Gas		
Status Comments	Shown by appointment only		

Public Remarks **60'x120' metal building, built about 1965 by National Fuel Gas. Currently used as the Franklin Bakery. All baking equipment will be removed including silo. Open span steel trusses with peaked ceiling. Ideal space for light industrial/warehouse uses. Large parking area with tractor trailer access.**

Directions **From Venango County Courthouse take Liberty Street to Thirteenth Street, turn right, go to Coefield Corners, turn left onto Route 322 East (Grant Street) property is on the right side.**

SAC	2.5-3%	BBC	2.5-3%	TL	0		
Listing Agent	Dale Wilson			Agent Phone	(814) 437-7954	Co-List Agent	
Listing Office	Dale Wilson Real Estate			Office Phone	(814) 437-7954	Co-List Office	

Selling Price		Sold Financing		Closing Date	
Selling Agent		Agent Phone		Co-Sell Agent	
Selling Office		Office Phone		Co-Sell Office	
Concessions					