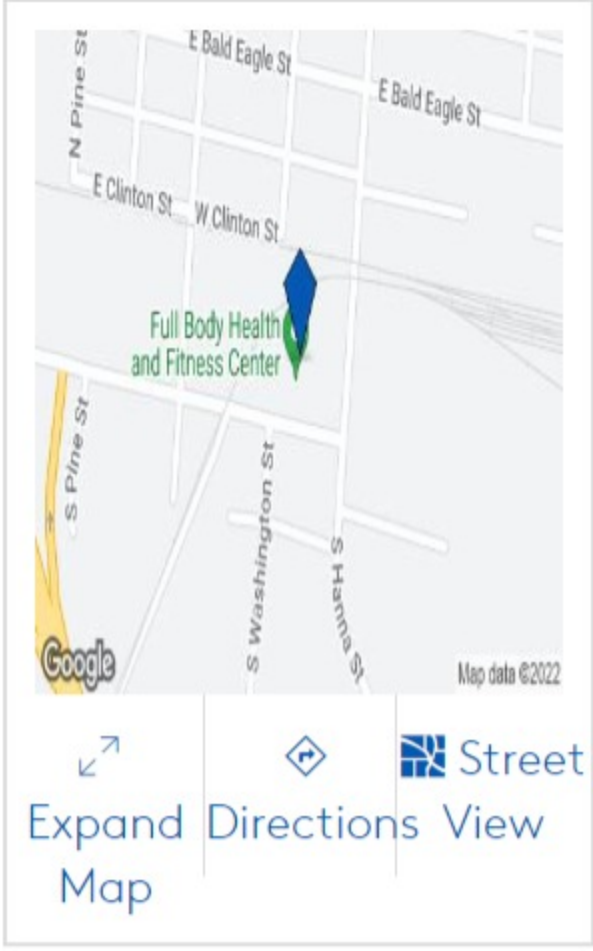


This Retail Property is no longer advertised on LoopNet.com.

## 501 E. Walnut Street

Lock Haven, PA 17745 · Retail For Sale

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### LOCK HAVEN SKATING RINK

Price	N/A	Property Use Type	Vacant/Owner-User
Building Size	12,800 SF	No. Stories	2
Property Type	Retail	Year Built	1978
Property Subtype	Retail (Other)	Lot Size	1.44 AC
Additional Subtypes	<b>Warehouse</b> ▾		

Listing ID: 14334827      Date Created: 09/14/2005      Last Updated: 03/11/2006

### DESCRIPTION

NO COMPETING BUSINESSES! Here is a ready-made clientele business that includes the building, business, real estate and chattel. Bargain basement price of 195k! Zoned commercial, light industrial and over 12,000 sq. feet, this building has many uses. Recent inspection, multiple use. Currently skating rink with LOTS of customers!! Keep it a skating rink (become a local hero) or use it for any business venture that requires plenty of space and headroom! This is a rare find!!

Right off of Rt. 220 and easily accessibly to town. Located in a commercial-light industrial area in a growing town. There are no competing recreational facilities in town . . . Skate Haven is THE place to go for weekend entertainment, private parties, etc.

### HIGHLIGHTS

- Great business opportunity
- Great Location
- Steel Metal Frame
- zoned commercial/light industrial
- multiple-use building
- Land

### TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
South Hanna Street	E Walnut St	2,129	2020	0.04 mi
S Hanna St	E Walnut St	2,137	2022	0.04 mi
North Hanna Street	N Hanna St	2,626	2022	0.06 mi
S Hanna St	N Hanna St	2,646	2017	0.06 mi
South Hanna Street	Nestlerode St	2,567	2020	0.20 mi
S Hanna St	Nestlerode St	2,553	2022	0.20 mi
N Hanna St	Willards Aly	5,908	2022	0.22 mi
Paul Mack Blvd	E Walnut St	3,604	2017	0.23 mi
E Church St	Locust Aly	2,995	2022	0.24 mi
East Church Street	Locust Aly	3,033	2020	0.24 mi

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