

MLS #: C31710201A (Active) List Price: \$179,000**16464 SR 267 Montrose, PA 18801**

Business Type:
Restaurant, Retail, Other
Apx Building SqFt: 5224
Total Finished SqFt: 5224
Year Built: 1875
Units: 0
Full Baths: 1
Half Baths: 2
3/4 Baths: 0
Restrooms: 3

County: Susquehanna
Municipality: Forest Lake
Township
School District: Montrose
Elementary School:
Middle School:
High School:
Deed Ref Instrument #:
201109821+
Tax Map #: 120.00-1.028+
Control #:
Property Taxes: 4282.00
Tax Year: 2020

Lot Size: 7.90 **Flood Zone:** No **Zoning:** n/a **Streets/Roads:** Gravel, Paved, Public, State Road

Est Acres-Total: 7.90 **Est Acres-Open:** 6.00 **Road Frontage Foot:** 548

Oil Gas & Mineral Rights: Does Not Convey, Leased **Other Leases:** None

Location: Corner, Freestanding, Neighborhood **Real Estate Included:** Yes **Traffic Count:**

Above Grade SqFt: 5224 **Finished SqFt 100% Above Grade:** 5224 **# Offices:** 0

Below Grade SqFt: 2612 **Finished SqFt 100% Below Grade:** 0 **Ceiling Height:**

Apx Improved SqFt: 5224 **Apx Office SqFt:** 0 **Overhead Doors:** 0

Apx Warehouse SqFt: 0 **Apx Retail SqFt:** 1500 **Loading Docks:**

Business Name: Old Birchardville Store

Sale Includes:

Incentives:

Excluded Items:

Features: Additional Buildings, Inside Storage

Other Buildings: 30 x 36 3 Stall Garage - Ice House - 24 x 48 Carriage House / Bank Barn

Electric Company: Claverack

Fuel/Gas Company: Hinds Oil

Natural Gas Line Size:

Water Line Size:

Sewer Line Size:

Exterior Finish: Wood Siding

Foundation: Stone

Roof: Metal

Basement: Dirt Floor, Partial, Stone Floor, Walk-Out

Heating/Fuel: Baseboard, Electric, Forced Air, Oil

Cooling: None

Parking: Private (1-10), Private Unpaved

Water: Spring

Sewer: In Ground, Septic System

Utilities: Electricity Connected

Electric: 200 Amp Service, Circuit Breakers, Fuses

Lease Terms: None

On File: Disclosure Form, Survey, Tax Map

Public Remarks: Forest Lake Twp. - Multi-purpose Event / Restaurant / Store Facility – Well located and highly visible site includes the former “Old Birchardville Store” retaining many of its original historic features including chestnut trim, lighting, built-in display shelving and counters. Also includes adjacent older 2 Story Victorian style home and carriage barn in need of repair / remodeling. Combined corner lot totals 7.9 ac. with frontage on Rte. 267. Spacious 2 story main building includes 4 BR living quarters, 3 bay detached garage, gorgeous bluestone patio, covered porches and ice house. Ample parking. Come visit the possibilities and realize your dream!

Directions: App. 6 miles north of Lawton, Pa. on the corner of SR 267 and Twp. Rd. 650 (Birchardville Hill Rd.)

Private Remarks:

Owner: Manzek

Owner 2:

Buyer Broker Commission: 3

Variable Rate Commission: No

Limited Service: No

Listing Condition: Not Applicable

Lender Owned: No

Reference #:

Possession: Closing

Showing Instructions: Call LA

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: No

Contract Date:

Pending Date:

Anticipated Closing Date:

Leased Date:

Leased Price: \$0.00

Days on Market: 7

Original List Price: \$179,000

Financing (per Listing Contract):

Listing Office: Timberline Real Estate (#:31637)

Mail Address 1: 26750 State Route 267

Mail City: Friendsville

Mail State: PA

Mail Zip Code: 18818

Office Corporate License:

Main: (570) 553-2277

Fax: (570) 553-2099

Listing Agent: Catherine O'Reilly (#:1)

Contact #: (570) 553-2277

Agent Email: homes@timberlinerealestate.net

License Number: RS136822A

Information Herein Deemed Reliable but Not Guaranteed
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