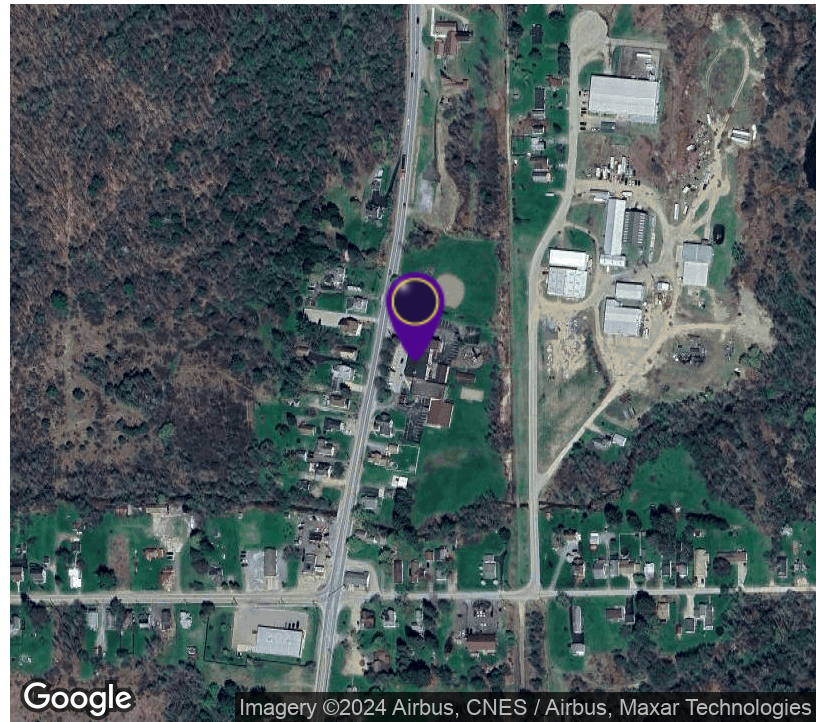


Former School on 6.13+/- Acres

945 South Ave, Custer City, PA 16725



OFFERING SUMMARY

Sale Price:	\$499,900
Available SF:	
Lease Rate:	Negotiable
Lot Size:	6.13 Acres
Year Built:	1900
Building Size:	24,220 SF
Zoning:	Residential
Price / SF:	\$20.64

PROPERTY OVERVIEW

We are excited to announce a unique opportunity to acquire a former school property located on 6.13 acres of land. This property is zoned residential and offers endless possibilities for its new owner. The private rear yard features a picnic pavilion, playground, baseball field with batting cage, and plenty of room for additional outside activities. The property also boasts plenty of parking for tenants or office space, including a gymnasium, plenty of bathrooms, and numerous rooms that could be used as doctors' offices, insurance offices, or apartments. Please note that approval by the Township zoning board may be required for other purposes. Contact us today for additional information on this amazing property.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

Former School on 6.13+/- Acres

945 South Ave, Custer City, PA 16725



LOCATION DESCRIPTION

Located less than 5 miles south of Bradford, PA on US 219/South Avenue. Nearby businesses include Custer City Drive-In Ice Cream, Dollar General, Singer's country store.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	8	35
Total Population	6	24	98
Average HH Income	\$70,522	\$70,522	\$66,716

PROPERTY HIGHLIGHTS

- 6.13+/- Acres
- 24,220+/- SF
- Baseball Field
- Batting Cage
- Playground Equipment and Picnic Pavilion



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ADDITIONAL PHOTOS

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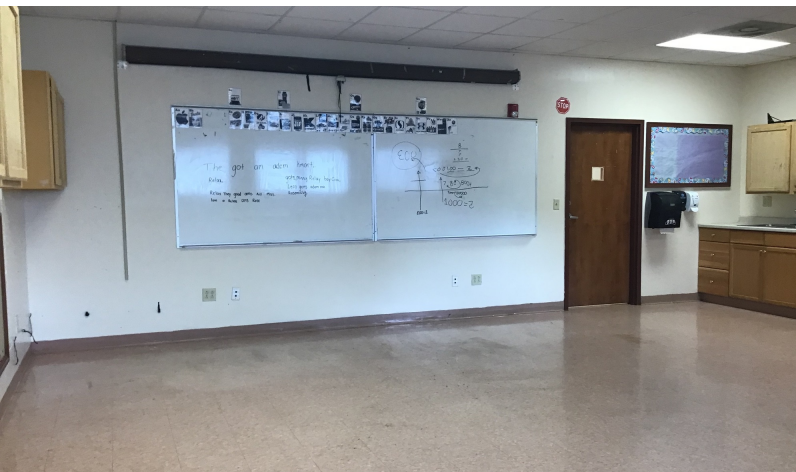
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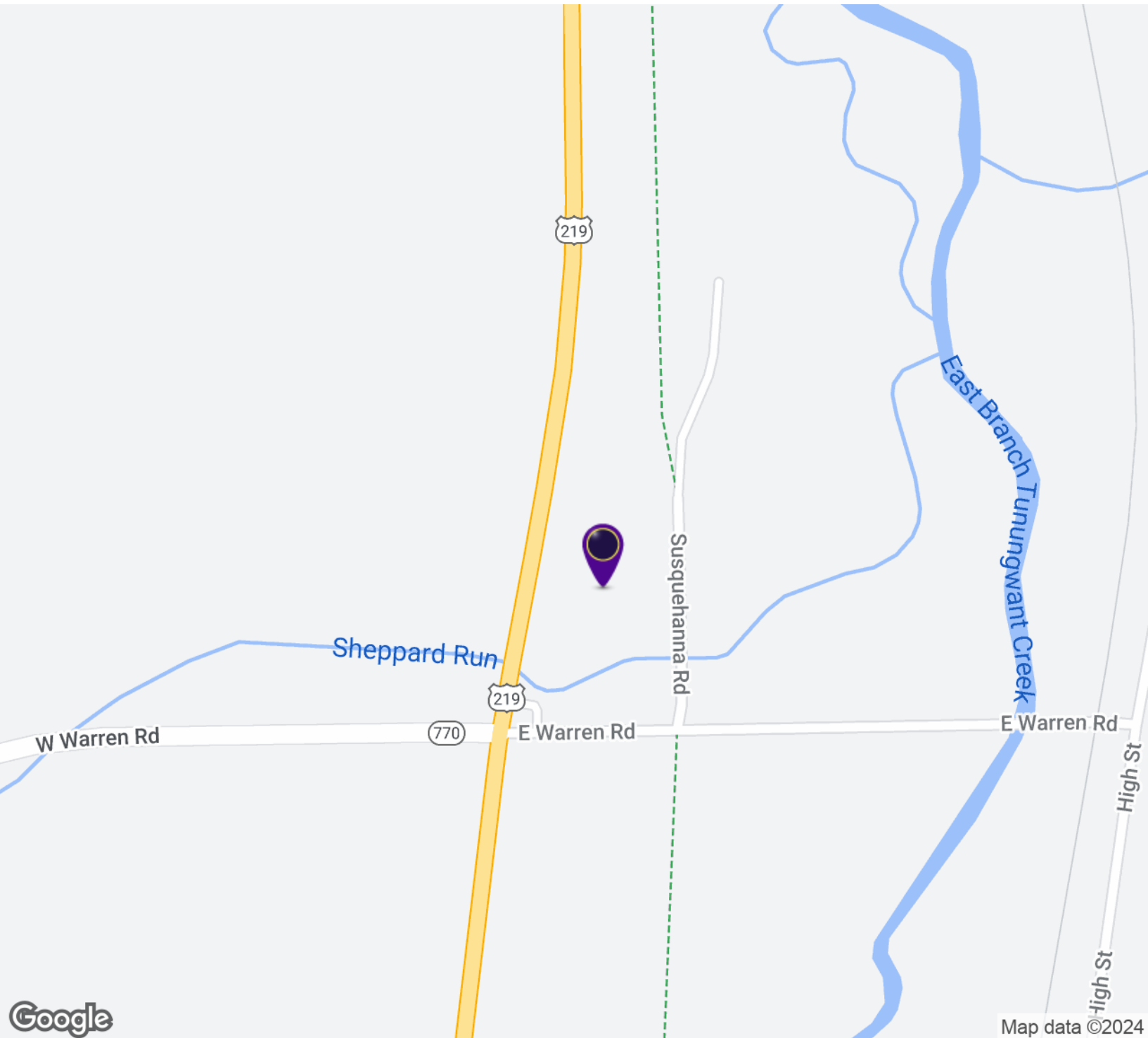
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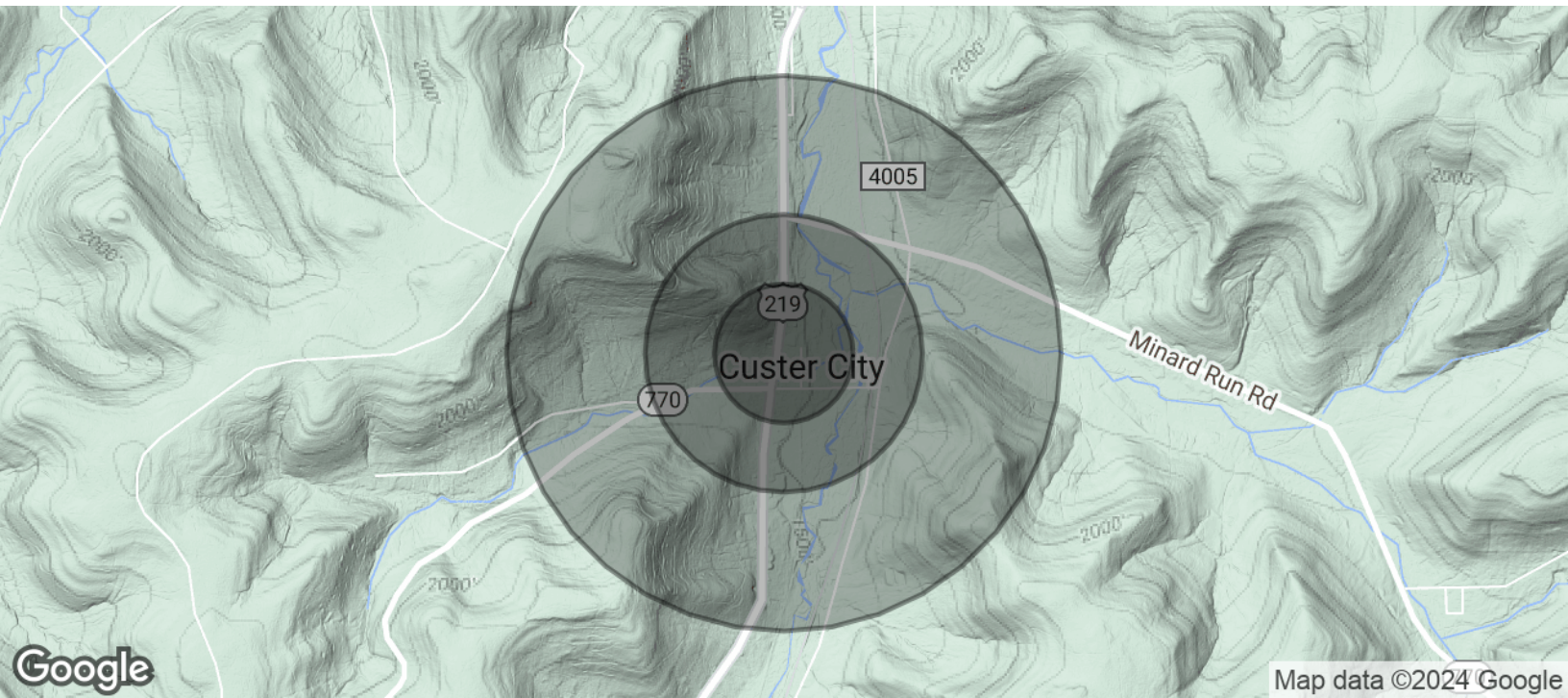
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Former School on 6.13+/- Acres

945 South Ave, Custer City, PA 16725



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6	24	98
Average Age	31.9	31.9	33.2
Average Age (Male)	29.9	29.9	31.3
Average Age (Female)	34.7	34.7	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	8	35
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$70,522	\$70,522	\$66,716
Average House Value	\$216,604	\$123,773	\$109,308

2020 American Community Survey (ACS)



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