

Commercial Land For Sale

**26± • 77±
ACRE PARCELS OF LAND**

400 Paper Mill Road
Bloomsburg, PA 17815
Scott Twp • Columbia County
Rt. 487 and I-80 Interchange
(Exit 236)



Follow us on



26± ACRE PARCEL

Asking: \$400,000

- Excellent Commercial Site
- Endless Opportunities
- I-80 Exposure
- Easy Access to I-80
- Water/Sewer Access Available
- Next to Hampton Inn Hotel
- Near Downtown Bloomsburg and Bloomsburg University



77± ACRE PARCEL

Asking: \$900,000

- Ideal Distribution Site
- Zoned: Light Industrial
- Excellent Visibility from I-80
- High Traffic Counts: Rt. 487 and I-80
- Water/Sewer Access Available
- Flat To Gently Sloping Site
- Near Downtown Bloomsburg and Bloomsburg University

Directions: From Rt. 487 and I-80 Interchange (Exit 236), travel south on Rt. 487 approximately 2,000 feet to Paper Mill Road. Land is on the left along Paper Mill Road.

Dustin C. Snyder • 570.441.9357 • www.thelandconnection.net

PROPERTY DETAILS:

Address: 400 Paper Mill Road, Bloomsburg, PA 17815

County: Columbia

Township: Scott

Location: Properties are located approximately 2,000 feet south of I-80 with frontage on Paper Mill Road, behind /below Hampton Inn Hotel. Close to Downtown Bloomsburg, Bloomsburg University and Geisinger-Bloomsburg Hospital.

Commercial Neighbors:

Denny's Family Restaurant, First Columbia Bank & Trust, Hampton Inn Hotel, The Inn at Turkey Hill, Sunoco Gas Station

Interstate 80: High visibility from I-80 East and West, along with easy access

Utilities Available: Water, Electric and Sewer nearby

Current Use: Agricultural

Road Frontage: None

Topography: Sloping/Flat

Clean and Green: No

PARCEL 1 26± ACRES:

Deed: 20130/6852

Parcel: 31-01-02300,000

Zoning: A-R

Taxes: \$1,009±

Open Land: Approximately 8 acres

PARCEL 2 77± ACRES:

Deed: 20130/6851

Parcel: 31-01-02400,000

Zoning: Light Industrial

Taxes: \$3,964±

Tillable: Approximately 50 acres

Home: 2 Story Stone Farmhouse

• *Bedrooms:* 3

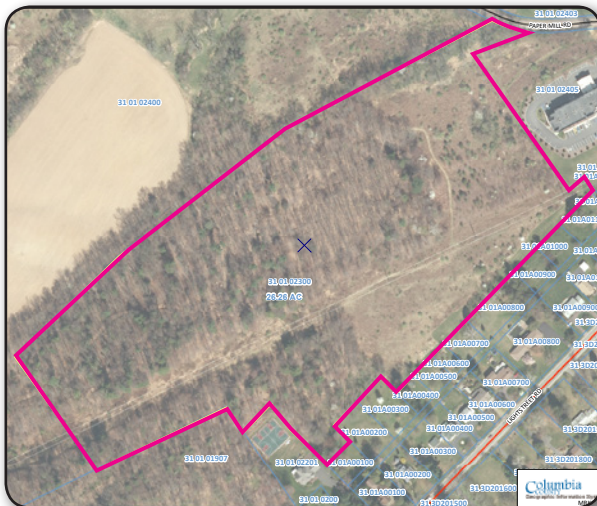
• *Bathrooms:* 1

• *Sq. Footage:* 2,100±

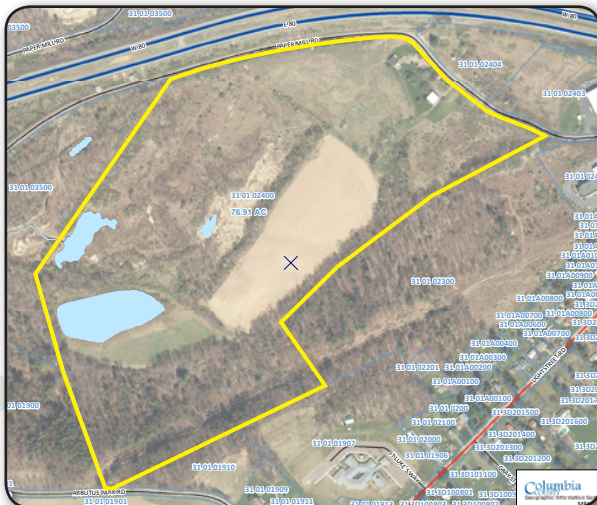
Pole Building: 48'x50'

Detached Garage: 34'x40'

Billboard: Buyers can negotiate own terms with Adams Outdoor Advertising. Current lease expires 12/31/14. Please call Dustin for more details on income producing opportunity.



Map is a guide only, not to scale.



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Dustin C. Snyder
Owner/Realtor

31 North Main Street • Suite 9
Muncy, PA 17756

Cell: 570.441.9357

Office: 570.546.2231

Toll Free: 888.431.7283

www.thelandconnection.net

palandconnection@gmail.com

License #RS323375