



PASSPORT REALTY, LLC
COMMERCIAL REAL ESTATE
SPECIALISTS

\$311,000

RECENTLY RENOVATED COMMERCIAL BUILDING



110 Railroad Street

Commercial space available for sale at 110 Railroad Street in Cambridge Springs, Crawford County. Recently renovated, including interior and a new roof on main section of the building. This 6,000+ SQFT space is zoned B-2 General Business District which allows for various retail, service, restaurant, or entertainment uses. Currently used as a grocery store, month to month lease. Located within close proximity to residential areas, neighboring businesses include H&W Hardware, The Villa Restaurant & Lounge, Lost Lanes Bowling Alley, Cambridge Springs Health Center, Wash Kingdom Car Wash, Finney's Chocolate Shoppe, and Abigail's on Main Cafe.

For any of your real estate needs in Northwest, Pennsylvania or Western, New York, call Pete Mitchell! A real estate broker licensed in PA and NY specializing in the leasing and sales of commercial and industrial properties. Please contact by calling Pete's cell at (814-602-5660) or our office at (814-454-1800).

Featuring

- ✓ 0.89 Acre Lot
- ✓ Recently Renovated
- ✓ Zoned B-2 General Business
- ✓ Plenty of Off Street Parking

Contact Information



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110 Railroad Street - Local Zoning Information

❖ SECTION 405 B-2 GENERAL BUSINESS DISTRICT

The purpose of this district is to foster a variety of retail and services business uses in both an auto and pedestrian oriented setting.

405.1 Permitted Uses

- a) Retail Businesses
- b) Restaurants
- c) Taverns
- d) Wholesale Businesses
- e) Clubs/Lodges
- f) Theaters
- g) Service Stations
- h) Professional Offices
- i) Financial Institutions
- j) Personal Service Establishments
- k) Amusements/Arcades
- l) Antique Shops
- m) Car Washes
- n) Farm Markets
- o) Funeral Homes
- p) Nurseries
- q) Health Care Facilities
- r) Civic/Cultural Buildings
- s) Municipal Buildings
- t) Parking Lots/Garages
- u) Multifamily Residential
- v) Accessory Structures/Uses
- w) Essential Services

405.2 Special Exceptions

- a) Auto Repair Business: Minor (Section 1002 and 1003.1)
- b) Auto Retail Businesses (Section 1002 and 1003.3)
- c) Bed and Breakfasts (Section 1002 and 1003.6)
- d) Churches (Section 1002 and 1003.2)
- e) Hotels (Section 1002 and 1003.5)
- f) Motels (Section 1002 and 1003.5)
- g) Public Utility Structures (Section 1002 and 1003.8)

405.3 Conditional Uses

- a) Drive-in Establishments (Section 1002 and 1003.4)
- b) Shopping Centers (Section 1002)