

# Institutional Building for Sale

*Danville PA - Montour County*

*125, 228 SF on 22.34 Acres*



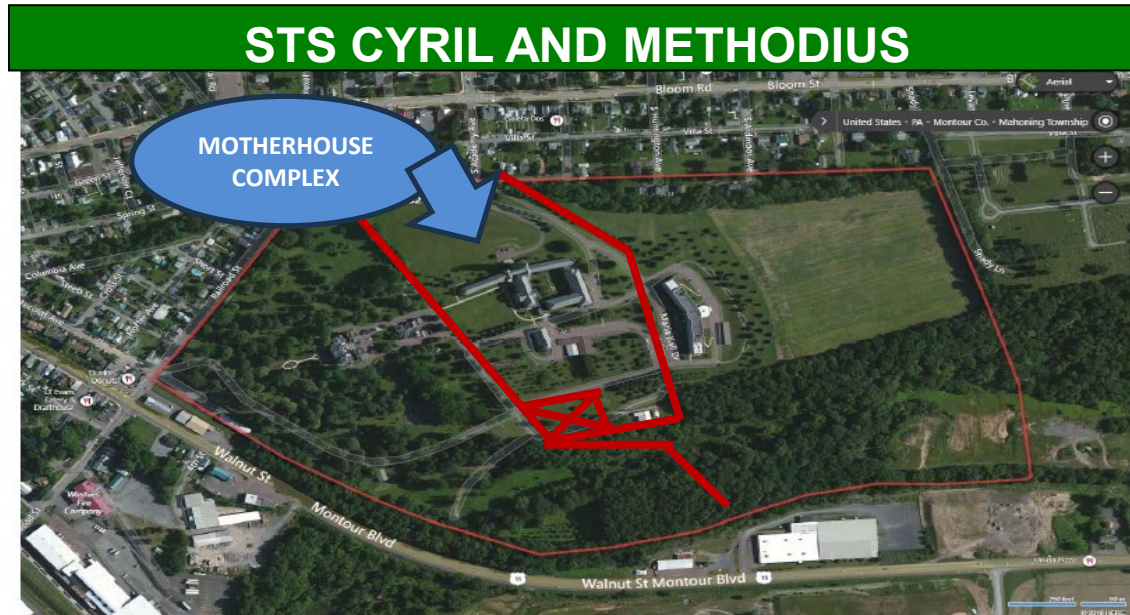
***IDEAL FOR HOSPITALITY, HEALTHCARE,  
EDUCATION, DORMITORY, INSTITUTIONAL  
AND RESIDENTIAL USE / REDEVELOPMENT***



# Executive Summary:

Parish Property Management and Fish Commercial Group are proud to represent the Sisters of Saints Cyril and Methodius in the sale of a portion of the Villa Sacred Heart campus at Danville, located in Montour County, Pennsylvania.

*The Motherhouse Complex is part of this offering but can be sold separately.*



**The Motherhouse Complex:**  
22.34 Acres  
125,228 Square Feet of Construction





# The Motherhouse Complex – Principal Structure



***The Principal Structure*** consists of three, interconnected areas:

- The Saint Methodius Motherhouse – 63,530 square feet (1956)
- Saint Cyril Preschool – 35,527 square feet (1929)
- Basilica – 13,689 square feet (1939)



# The Motherhouse Complex – Principal Structure

**Ideal for Conversion to Hospitality, Education,  
Healthcare, Senior Care, and/or  
Market Rate Housing**

## The St. Methodius Motherhouse

- **Current Use:** Offices, Residences for the Sisters and Common Meeting Rooms
- **Constructed:** 1956
- **Height:** Four Stories
- **Area:** 63,530 Square Feet
- **Features:** 79 bedrooms, Interior Courtyard, Commercial Kitchen, 2 Large Cafeteria Areas
- **Construction:** Stone exterior, Aluminum windows
- **Heat:** Boiler in adjacent Auditorium/ Gymnasium building; retubed in 2016 and exhaust stack replaced in 2017



# The Motherhouse Complex – Principal Structure

*Motherhouse Courtyard*



*Meeting Rooms Off Hallway*



*Motherhouse Hallway*

# The Motherhouse Complex – Principal Structure

*Back of Motherhouse Building*

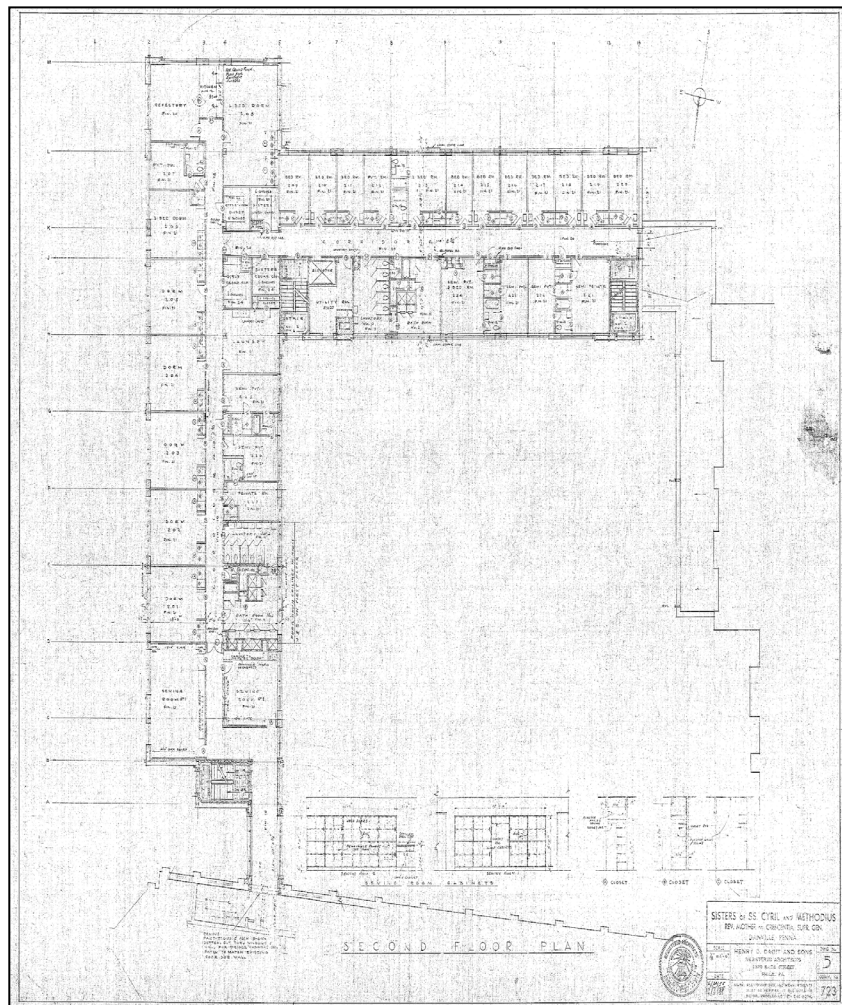


*Entrance to Jankola Library*

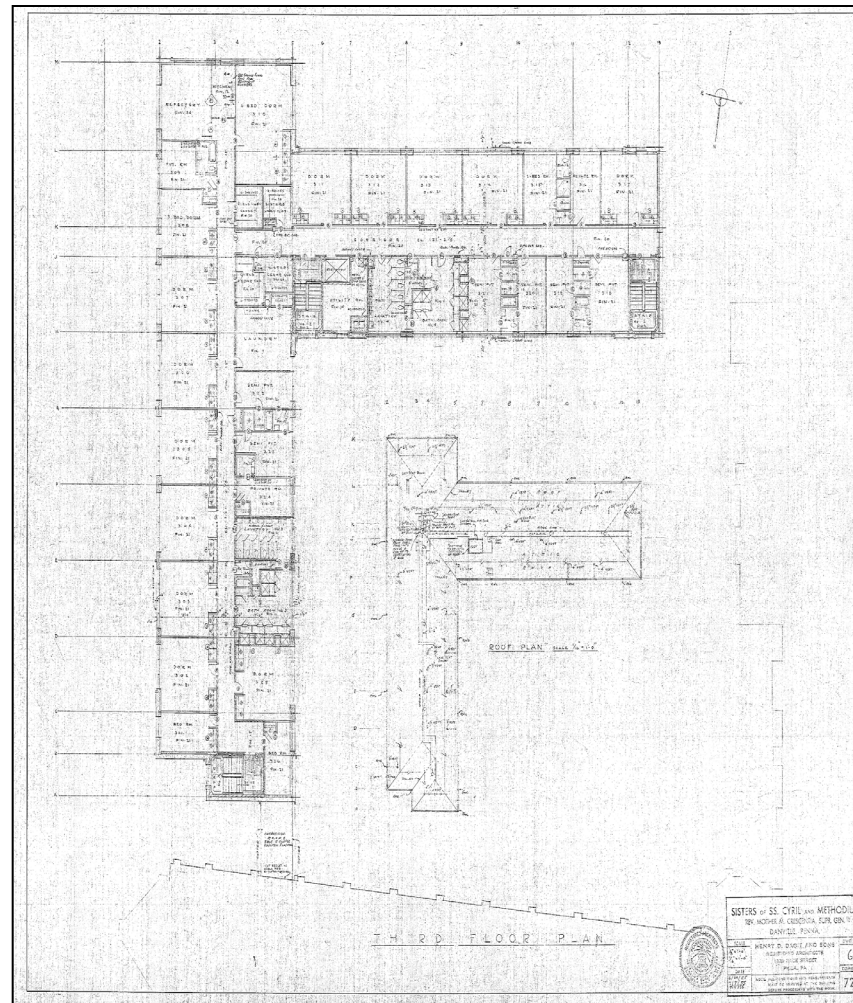


# The Motherhouse Complex – Principal Structure

Second Floor



Third Floor



# The Motherhouse - Principal Structure: St. Cyril's School



## St. Cyril's School

- **Current Use:** Classrooms, Playrooms, Offices, Support Areas
- **Constructed:** 1929
- **Area:** 35,527 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Flat Room with Sealed Membrane



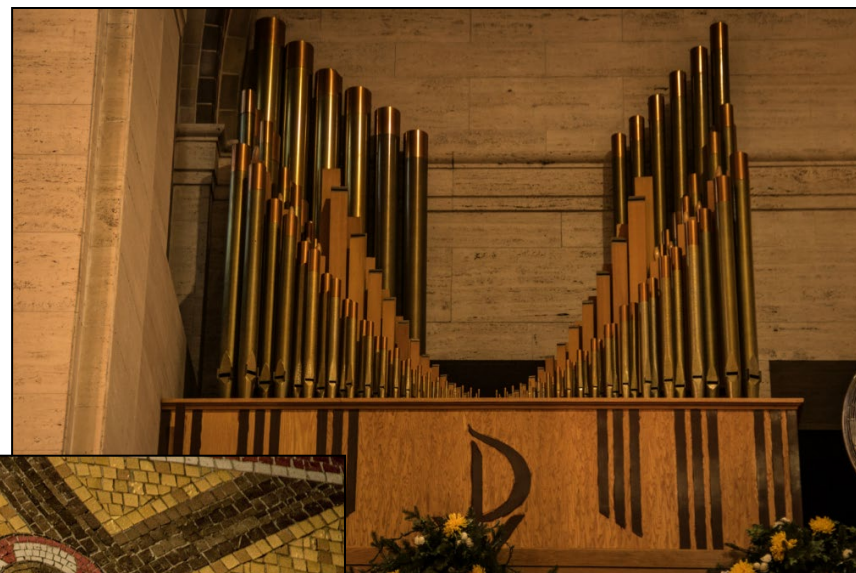
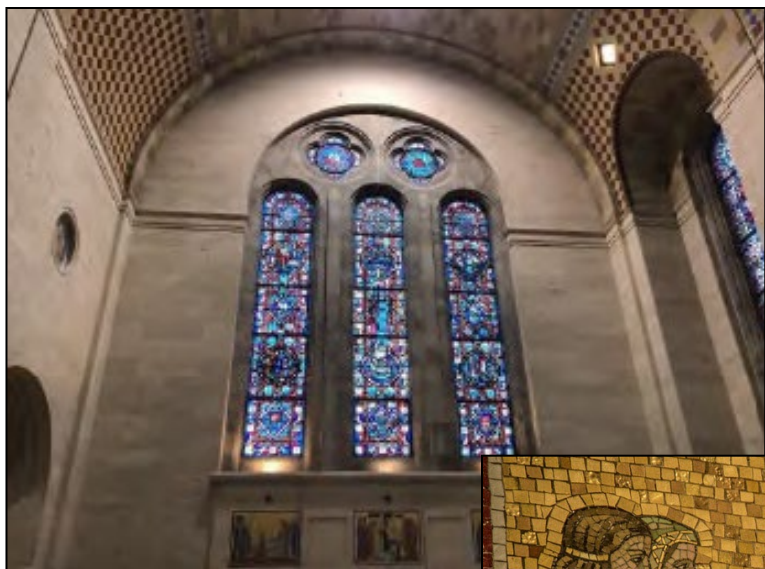
# The Motherhouse – Principal Structure: Basilica



## Basilica

- **Constructed:** 1939
- **Area:** 35,527 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Exquisite Stained Glass
- **Interior:** Ornate Italian Marble, Vaulted Ceilings, Terrazzo Floors and a Baldachan over the Altar. Tower over the chapel.

# The Motherhouse – Principal Structure: Basilica



# The Motherhouse: Auditorium and Bethany House

In addition to the Principal Structure, the offering also includes:

## Auditorium

- **Constructed:** 1929
- **Area:** 9,682 Square Feet
- **Construction:** Stone Exterior, Metal Single-paned Windows, Pitched Asphalt Roof
- **Interior:** Wood floors, Suspended ceiling, Stage for Performances
- **Heat:** Boiler in basement that serves the Motherhouse Complex



## Bethany House

- 
- **Constructed:** Pre-1900
  - **Area:** 2,800 Square Foot, Single-Family Home
  - **Construction:** New Roof (1900)
  - **Interior:** New Windows (1999)
  - **Heat:** Gas-Fired Boiler



# Property Information



**Municipality:**

**Assessor's Parcel Identification:**

**Zoning:**

**Water:**

**Sewer:**

**Electric:**

**Gas:**

**Land to Building Ratio**

**Flood Zone:**

**Flood Map Number:**

**Flood Map Date:**

**Mahoning Township**

**12-82-1**

**E6-36-1.01**

**Institutional**

**Danville Municipal Authority**

**Danville Municipal Authority**

**PPL**

**UGI**

**16.72:1**

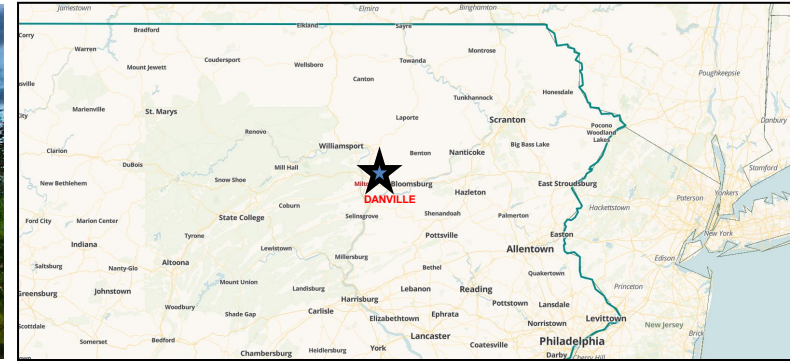
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**42093C0155C**

**May 16, 2008**



# Location



**NEXT DOOR TO GEISINGER MEDICAL CENTER**



- Approximately 285 miles from NYC
- Approximately 150 miles from Philadelphia
- Approximately 215 miles from Pittsburgh
- Approximately 77 miles from Harrisburg Airport
- Approximately 56 miles from Wilkes Barre
- Approximately 74 miles from Scranton
- Approximately 34 Miles from Williamsport



# Location: Local Demographics



## Montour County

Population: 18,091  
Median Age: 43.1  
Median Household Income: \$64,858

## Danville

Population: 4,170 Total  
3,863 Adults  
1,172 Seniors  
Median Age: 41  
Median Household Income: \$38,134



# Location: Local Demographics

## Montour County Profile

| Occupational Wages, Annual Averages |  |                  |          |              |           |  |
|-------------------------------------|--|------------------|----------|--------------|-----------|--|
|                                     |  | Entry-Level Wage |          | Average Wage |           |  |
| SOC Code                            | Major Occupational Group                     | County           | PA       | County       | PA        |  |
| 00-0000                             | Total, All Occupations                       | \$30,740         | \$27,980 | \$79,590     | \$58,470  |  |
| 11-0000                             | Management                                   | \$74,450         | \$61,570 | \$145,980    | \$126,450 |  |
| 13-0000                             | Business & Financial Operations              | \$46,290         | \$46,220 | \$70,860     | \$80,280  |  |
| 15-0000                             | Computer & Mathematical                      | \$61,120         | \$52,800 | \$95,570     | \$94,730  |  |
| 17-0000                             | Architecture & Engineering                   | \$56,310         | \$53,320 | \$84,190     | \$89,330  |  |
| 19-0000                             | Life, Physical, & Social Science             | \$40,510         | \$44,240 | \$69,690     | \$75,920  |  |
| 21-0000                             | Community & Social Service                   | \$35,950         | \$33,860 | \$51,530     | \$51,980  |  |
| 23-0000                             | Legal  | \$67,650         | \$48,780 | \$137,750    | \$109,460 |  |
| 25-0000                             | Educational Instruction & Library            | \$27,860         | \$32,650 | \$52,490     | \$66,040  |  |
| 27-0000                             | Arts, Design, Entertainment, Sports, & Media | \$39,450         | \$30,610 | \$67,950     | \$59,420  |  |
| 29-0000                             | Healthcare Practitioners & Technical         | \$51,650         | \$45,120 | \$120,710    | \$89,820  |  |
| 31-0000                             | Healthcare Support                           | \$26,430         | \$25,040 | \$34,620     | \$33,120  |  |
| 33-0000                             | Protective Service                           | \$27,670         | \$27,470 | \$47,300     | \$52,870  |  |
| 35-0000                             | Food Preparation & Serving Related           | \$20,950         | \$20,130 | \$28,990     | \$29,460  |  |
| 37-0000                             | Building & Grounds Cleaning & Maintenance    | \$27,600         | \$25,020 | \$33,560     | \$34,860  |  |
| 39-0000                             | Personal Care & Service                      | \$20,660         | \$20,700 | \$29,830     | \$33,020  |  |
| 41-0000                             | Sales & Related                              | \$21,570         | \$23,000 | \$41,080     | \$47,010  |  |
| 43-0000                             | Office & Administrative Support              | \$30,920         | \$29,710 | \$43,610     | \$44,850  |  |
| 45-0000                             | Farming, Fishing, & Forestry                 | ND               | \$25,180 | ND           | \$39,290  |  |
| 47-0000                             | Construction & Extraction                    | \$34,790         | \$38,120 | \$48,820     | \$59,770  |  |
| 49-0000                             | Installation, Maintenance, & Repair          | \$33,980         | \$35,130 | \$55,230     | \$55,080  |  |
| 51-0000                             | Production                                   | \$35,800         | \$31,100 | \$48,570     | \$45,620  |  |
| 53-0000                             | Transportation & Material Moving             | \$23,360         | \$28,010 | \$37,200     | \$42,490  |  |



# CONDITIONS TO SALE/ LEASE & DISCLAIMER

## Conditions Unique to this Opportunity:

- 1) Religious Restrictions:** Seller will require certain covenants/provisions with respect to future use of the Property and its consistency with Catholic beliefs and principles.
- 2) Conditions Precedent/ Seller:** The approval of the Seller's community and all applicable clerical governing bodies will be required of any transaction.
- 3) Preservation of Basilica:** It is understood that the Basilica shall be preserved and used for spiritual, religious and other (though not necessarily Catholic) assembly. Conditions for maintenance, future access for the Seller, and the removal of religious patrimony and artifacts to be discussed.

# CONDITIONS TO SALE/ LEASE & DISCLAIMER

## Disclaimer:

- 1) The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sales, withdrawal from market or change in price. Seller and broker make no representation as to the physical and/or environmental condition of the property and recommend Buyer's independent due-diligence and investigation.
- 2) Any depictions of any person, entity, sign, logo or property, other than Seller, PPM and Fish is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Seller, PPM and Fish.
- 3) This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of PPM's and Fish's agreements with our principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

# Representation



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