

HISTORIC MANSION FOR SALE

Danville, PA - Montour County

43,764 Square Feet on 33.07 Acres



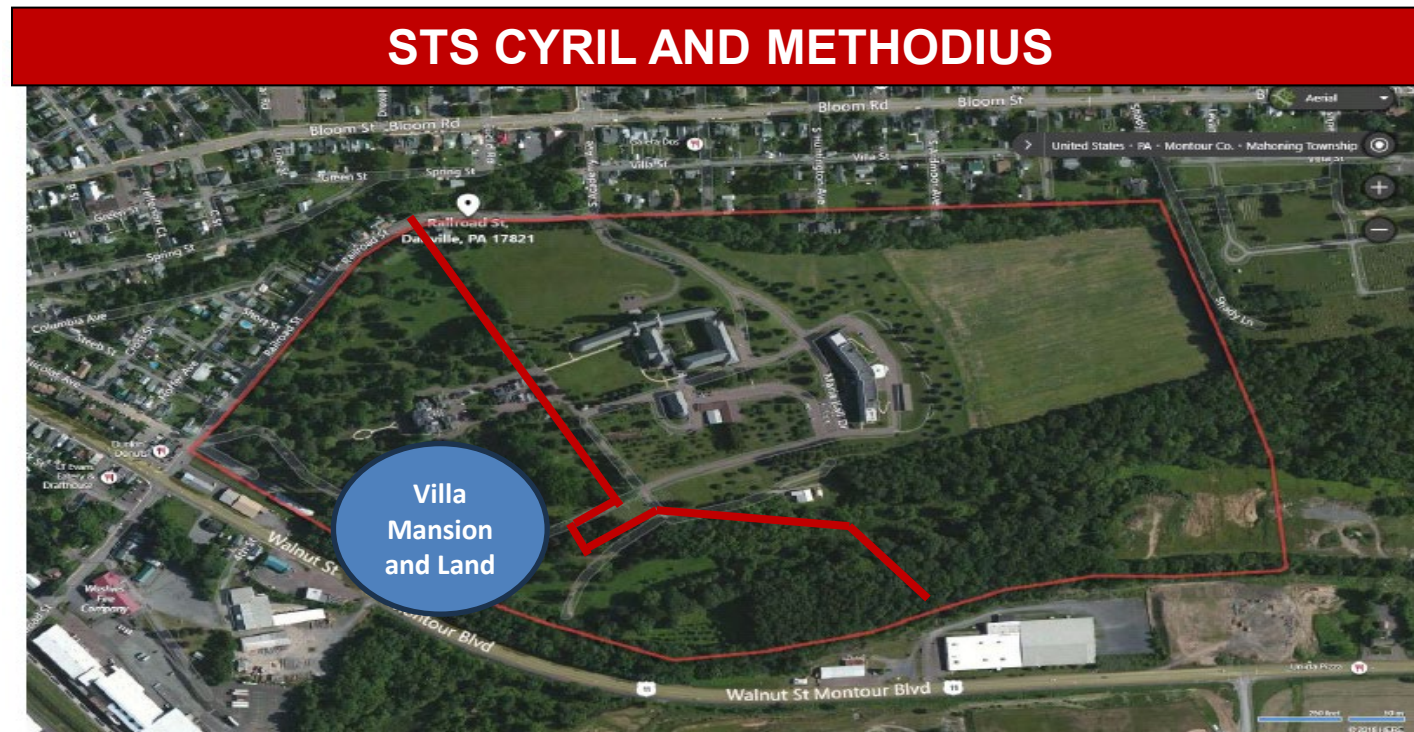
**CAN BE REPURPOSED FOR: MULTI-FAMILY
RESIDENTIAL, GROUP HOUSING, MEDICAL
OFFICES, HEALTHCARE, ACADEMIC, AND
INSTITUTIONAL**



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 Villa Mansion is part of this offering but can be sold separately.



Area 1: Villa Mansion:

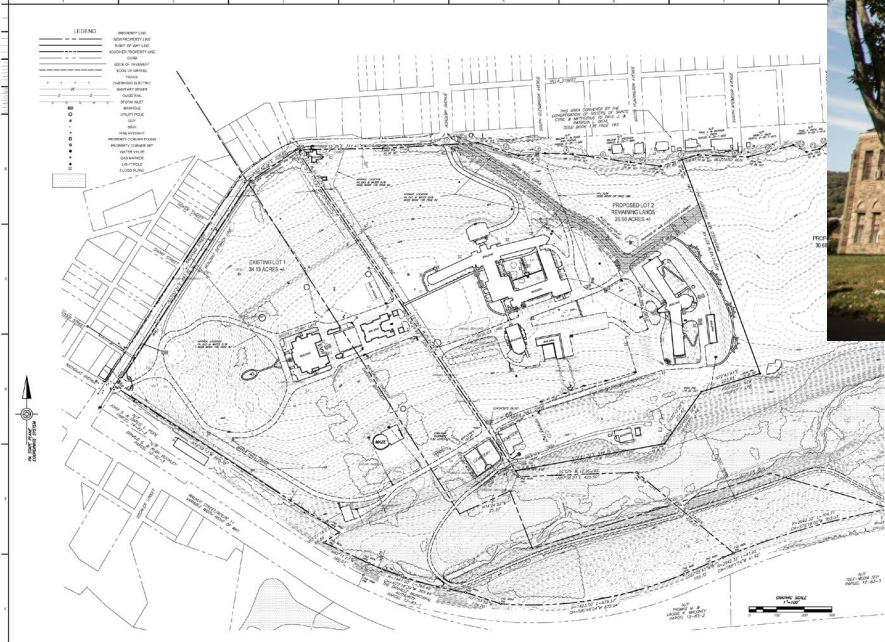
34.13 Acres

43,764 Square Feet of Construction



VILLA SACRED HEART CAMPUS

1002 Railroad Street
Danville, Montour County
Pennsylvania



FINAL SUBDIVISION
THE CONGREGATION OF SISTERS OF
SAINTS CYRIL AND METHODIUS
RECORDED IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER
DATE: 08/14/2018

2 OF 3

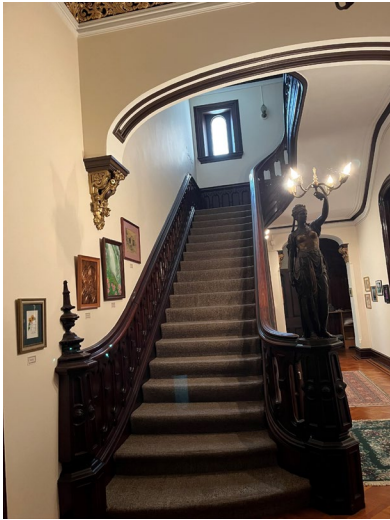
Villa Mansion and Land



- **Current Use:** Residence and Executive Offices
- **Constructed:** 1867
- **Area:** 43,764 Square Feet
- **Features:** Ornate woodwork, ceiling frescoes, grand staircases, high ceilings, central enclosed patio constructed on slab
- **Construction:** Stucco on wood studs, asphalt shingle roofs, wood windows, central enclosed patio/garden built on slab
- **Heat:** Gas; Boiler installed in 2000



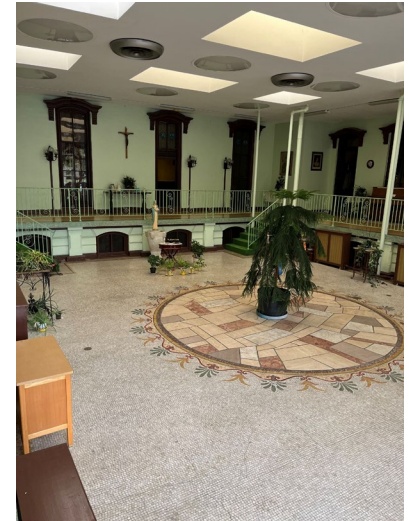
Villa Mansion and Land



North Staircase



Library



Sun Parlor



Property Information



Municipality:	Borough of Danville (Area 1)
Assessor's Parcel Identification:	12-82-1 E6-36-1.01
Zoning:	Area 1: R-2 (2-Family)
Water:	Danville Municipal Authority
Sewer:	Danville Municipal Authority
Electric:	PPL
Gas:	UGI
Land to Building Ratio	16.72:1
Flood Zone:	A
Flood Map Number:	42093C0155C
Flood Map Date:	May 16, 2008

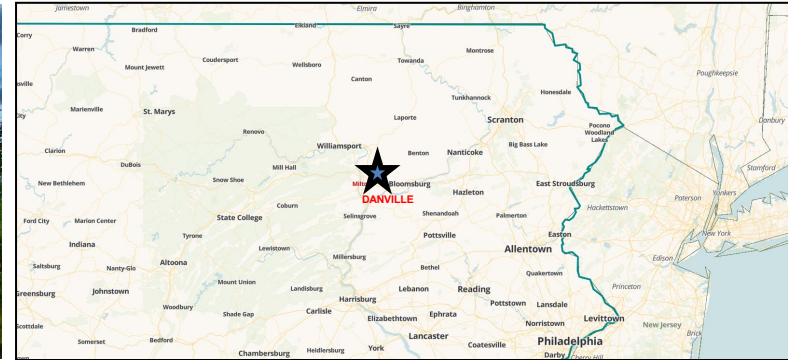


VILLA SACRED HEART CAMPUS

Montour County Tax Map



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.

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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