

## COMMERCIAL VILLAGE

Building Use: Potential Retail/Office/Industrial/Apartment  
 Building Name: Building 3260  
 Street Address: 3260 Saint Peters Road  
 City, State, Zip: Saint Peters, PA 19470  
 Occupancy: Vacant  
 Summary Capsule: Partially finished retail, office, or industrial flex space.



|                                   |                                                                                                                                                                   |  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Gross Building Area:              | 2,866 SF +/-                                                                                                                                                      |  |
| Net Rentable Area:                | 2,866 SF +/-                                                                                                                                                      |  |
| Year Built:                       | 1890                                                                                                                                                              |  |
| Renovated:                        | -                                                                                                                                                                 |  |
| Number of Stories:                | 2                                                                                                                                                                 |  |
| Water/Sewer:                      | Community Water & Community Sewer                                                                                                                                 |  |
| HVAC:                             | FWA                                                                                                                                                               |  |
| Basement/Foundation:              | Concrete slab                                                                                                                                                     |  |
| Interior Features/Finishes/Other: | Partially finished. Exposed beams with high ceilings on the first floor, painted drywall, exposed stone wall, unfinished floors. Minimal windows on second floor. |  |
| Fire Sprinklers/Smoke Detectors:  | None                                                                                                                                                              |  |
| Exterior Walls:                   | Wood Siding                                                                                                                                                       |  |
| Structural Frame:                 | Conventional wood framing                                                                                                                                         |  |
| Windows:                          | Double-hung vinyl replacement                                                                                                                                     |  |
| Roof:                             | Gable-style; metal roof                                                                                                                                           |  |
| Recorded Owner:                   | St Peters Town LP                                                                                                                                                 |  |
| Tax ID:                           | 19-6-515 (Condo Unit 18)                                                                                                                                          |  |

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