



Centre County

underutilized site inventory

Wolf's Furniture Showroom and Warehouse

Location: 2952 Benner Pike, Bellefonte

Tax Parcel Number: 12-003-,124C,0000-

Contact: Thomas M. Kennington, VP of Commercial Investment and Development, Keystone Real Estate Group, LP, 444 East College Avenue, Ste. 560, State College, PA 16801, Phone (814) 237-0311 or Mobile (814) 883-6735

Acres: 2.53

Building: Approximately 25,000 square feet. Multiple buildings on parcel including warehouse, retail space, and a detached single family dwelling.

Zoned: Highway Commercial

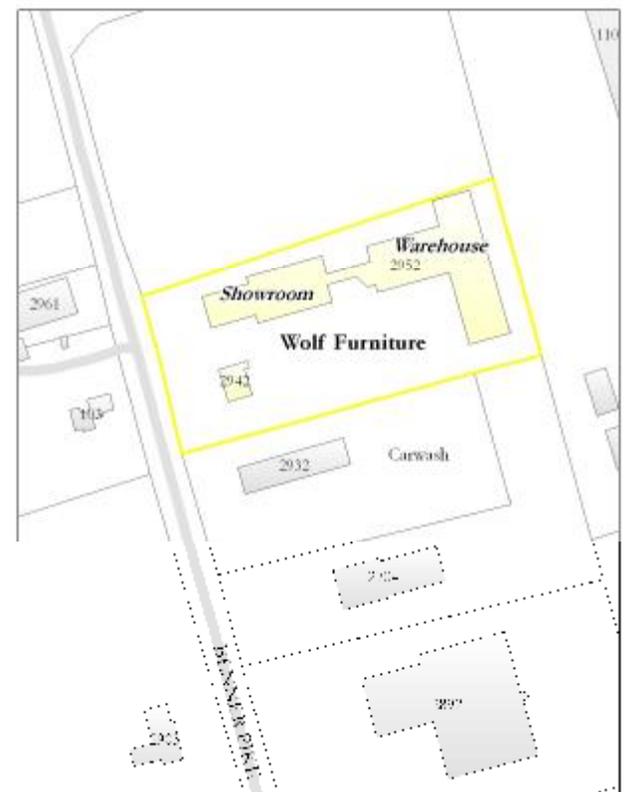
Public Water: Bellefonte Borough Water Authority

Public Sewer: Spring Benner Walker Joint Sewer Authority

Current use: Vacant.

Past use: The former Wolf Furniture store was purchased by the current owner in 2009. The previous owner, J & D Partnership, had the property from 2007 to 2009.

Adjacent land uses: Various commercial activity in this area including car dealerships, banks, and in proximity to the Penn Eagle Industrial Park.



Uses permitted by right in the Highway Commercial Zone are as follows: banks and financial institutions, bookbinding and printing operations, commercial greenhouses, studios and galleries for art, music, dance, fashion, or photography, entertainment and cultural facilities, clinics and offices for medical, dental, and optical, schools of public, private, or commercial nature, parks and playgrounds, structures which support public utilities, restaurants and taverns, retail goods and services*, government uses, and a multitude of accessory uses which support permitted uses.

Several other conditional uses exist. For a full list of conditional uses, please see the Benner Township Zoning Ordinance online at http://benner.centreconnect.org/ordinances/BennerTownshipZoningOrdinance_002.pdf.