



**\$235,000**

**9969 LINCOLN HIGHWAY, BEDFORD, PA  
15522**

<https://railcityrealty.com>

- Mixed Use
- Commercial Sale
- Active
- 1840 sq ft

Prime Location with Endless Potential – Residential or Commercial Use Positioned on a high-visibility main road just minutes from shopping, hospitals, banks, and everyday conveniences, this versatile 3-bedroom, 1.5-bath property offers a rare opportunity for both homeowners and business owners alike. Currently used as a residence, the layout and public utilities easily make it prime...



**Lori Whetstone**



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size:** Public Records, 0.24 sq ft

**Subdivision Name:** None

**Zoning:** None

**Type:** Mixed Use

**Area:** 1840 sq ft

**Year built:** 1910

**Lot Size Acres:** 0.239 acres

**County:** Bedford

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## Building Details

**Building Area Total:** 1840 sq ft

**Sewer:** Public Sewer

**Roof:** Shingle

**Basement:** Partial, Unfinished, Walk-Out Access

**Construction Materials:** Vinyl Siding

**Heating:** Heat Pump, Oil, Forced Air

**Foundation Details:** Stone

**Roof:** Shingle

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## Amenities & Features

**Pool Features:** None

**Inclusions:** Refrigerator, stove, dishwasher, deep freezer

**Fencing:** None

**Garage Spaces:** 2

**Lot Features:** Gentle Sloping

**Cooling:** Other

**Electric:** 200+ Amp Service

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected, Phone Available

**Parking Features:** Detached, Driveway, Garage, Garage Door Opener

**WaterSource:** Public

**Exterior Features:** Balcony, Rain Gutters

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## School Information

**High School District:** Bedford Area



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## Miscellaneous

**Listing Terms:** Cash, Commercial, Conventional, FHA,  
VA Loan

**Special Listing Conditions:**  
Standard

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## Courtesy of

**List Office Name:** Keller Williams Exclusive Bedford

