

# Pet Store with Upstairs Apartment

225 Pennsylvania Avenue West, Warren, PA 16365



## OFFERING SUMMARY

Sale Price:	\$279,900
Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.07 Acres
Building Size:	8,736 SF
Zoning:	Commercial
Price / SF:	\$32.04

## PROPERTY HIGHLIGHTS

- Former Pet Store Location
- Apartment Included On 2nd Floor
- Excellent Condition
- Turn Key Pet Store Location
- Very Large Remodeled Apartment



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# Pet Store with Upstairs Apartment

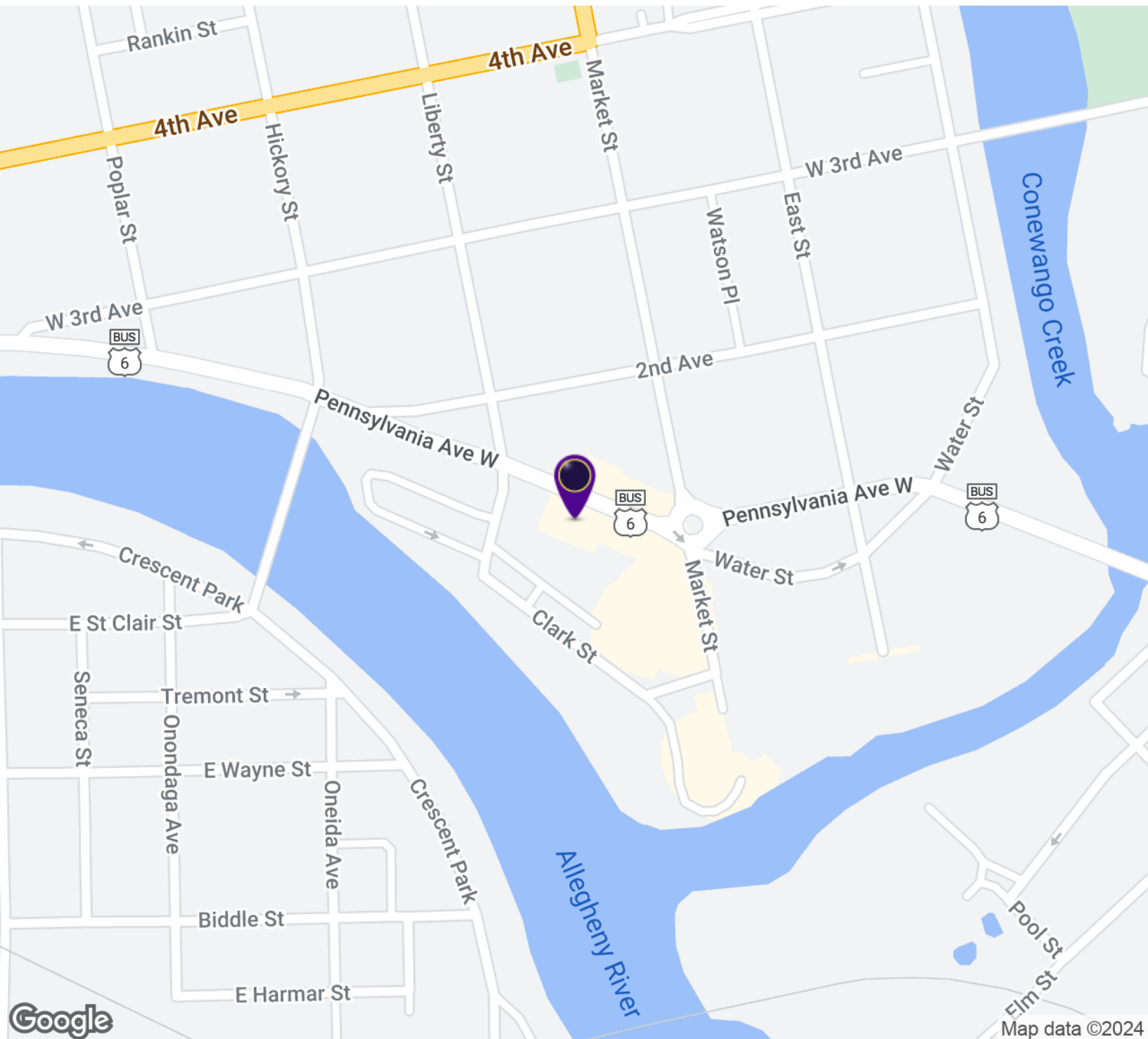
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This former well-established pet store can be turned into a great retail opportunity or operated as a pet store all tanks, counters filtration and other equipment still set up in the building. The building consists of 8,736 square feet. Newly remodeled large spacious 2nd floor for living quarters with 4 bedrooms and a large family room with a bar. Large store front windows in the front. Full basement with a new floor installed. The total renovations that have been done to this property include the installation of a rubber roof, which was installed in September of 2006, a new basement floor, the installation of an upgraded forced air heating system and central air. Fuses have also been upgraded to breakers. There are four central aquarium systems. 2nd-floor apartment has been completely remodeled.



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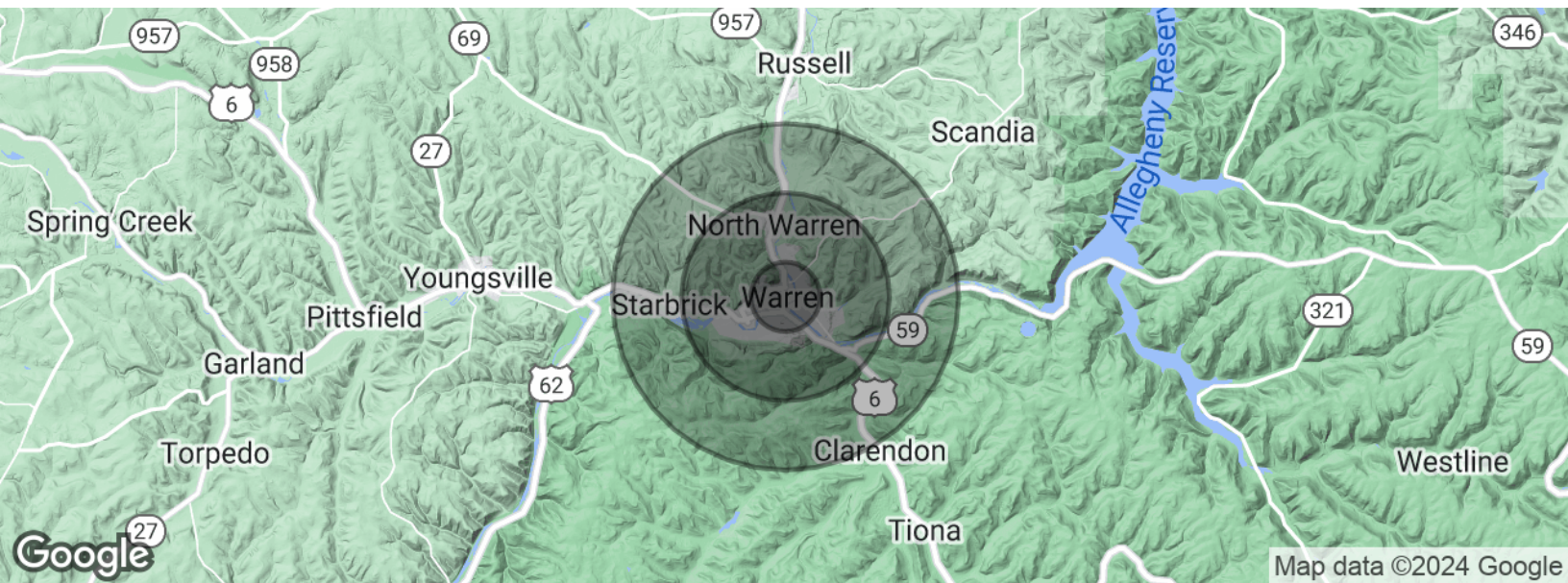
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,441	14,589	17,658
Median age	39.4	39.7	41.2
Median age (Male)	37.9	38.3	39.7
Median age (Female)	41.7	42.3	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,905	6,533	7,853
# of persons per HH	2.2	2.2	2.2
Average HH income	\$46,078	\$46,515	\$48,627
Average house value	\$109,011	\$107,996	\$106,954

\* Demographic data derived from 2020 ACS - US Census



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