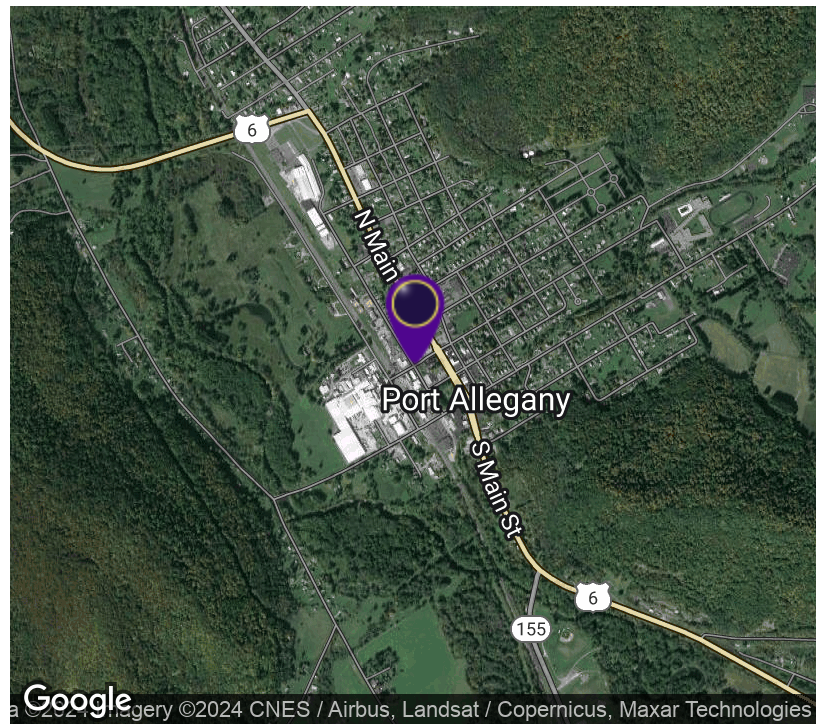


4 Pearl Street

Port Allegany, PA 16743



OFFERING SUMMARY

Sale Price: \$149,000

Available SF: 2 Acres

Lot Size: 2.0 Acres

Price / SF: \$1.71

PROPERTY OVERVIEW

Property was formerly used for adelphia cables modular offices situated on a blacktopped lot with 3 power hubs with 440 volts with meters on each side of lot. Fenced in yard on 3 sides. Consisting of approximately 2 +/- acres.

LOCATION OVERVIEW

Located on Arnold Avenue, just off RT 6 and RT 155. Across from Sheetz.

PROPERTY HIGHLIGHTS

- Paved Lot
- Plenty of Power
- All Utilities Underground
- 3 Power Hubs
- Railroad Siding Available



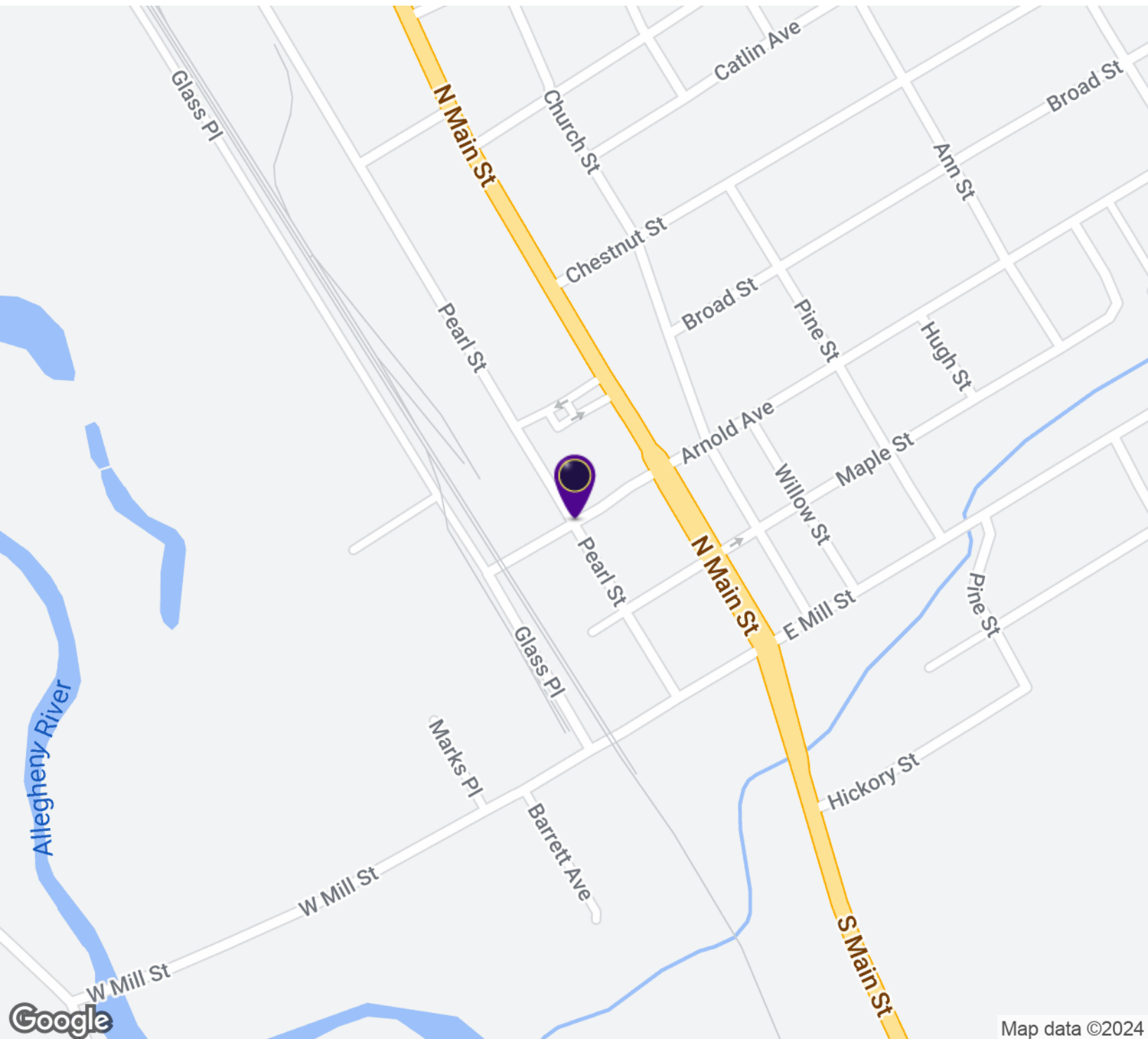
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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LOCATION MAP

4 Pearl Street

Port Allegany, PA 16743

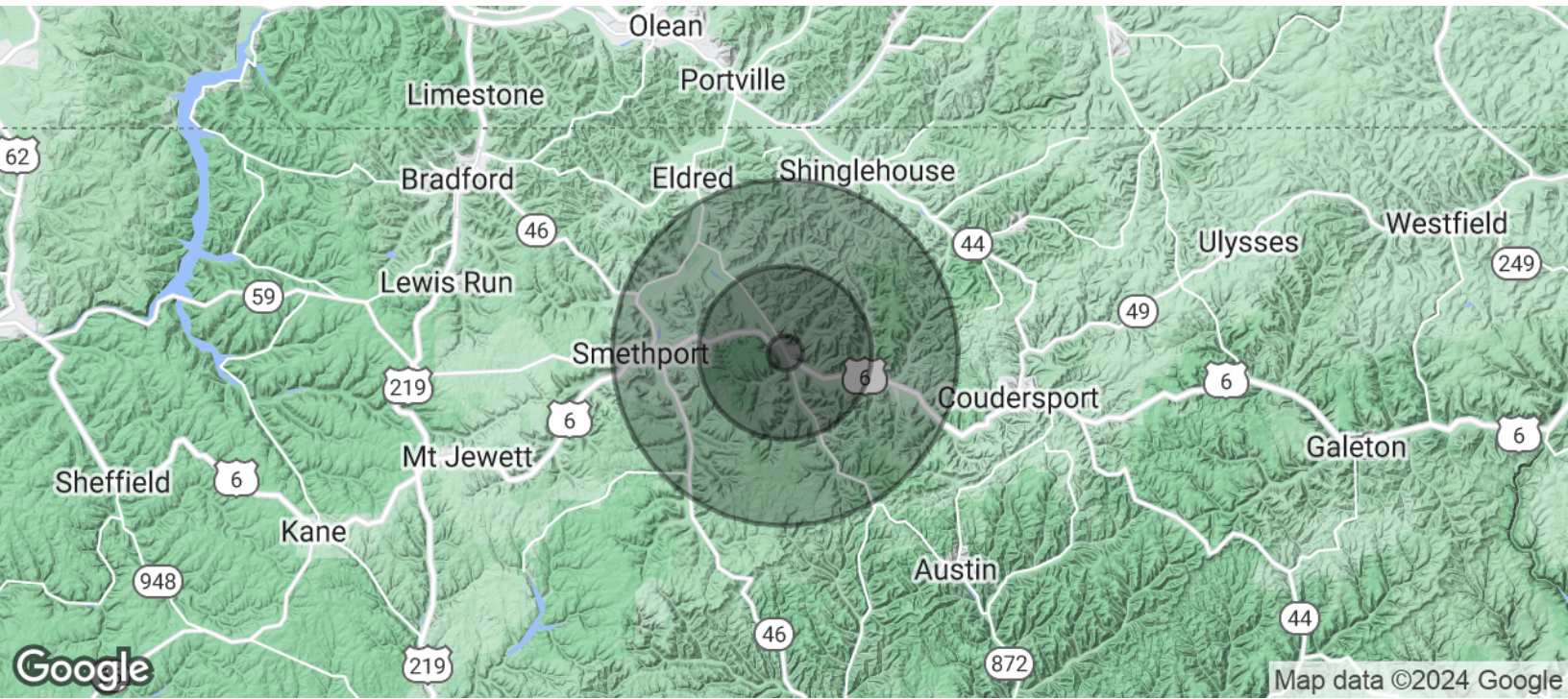


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	106	2,648	9,468
Median age	43.3	43.1	43.3
Median age (Male)	43.1	42.8	42.7
Median age (Female)	43.4	43.2	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,106	3,858
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,502	\$48,867	\$48,950
Average house value			\$85,098

* Demographic data derived from 2020 ACS - US Census



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