

FLEX/RETAIL BUILDING FOR SALE

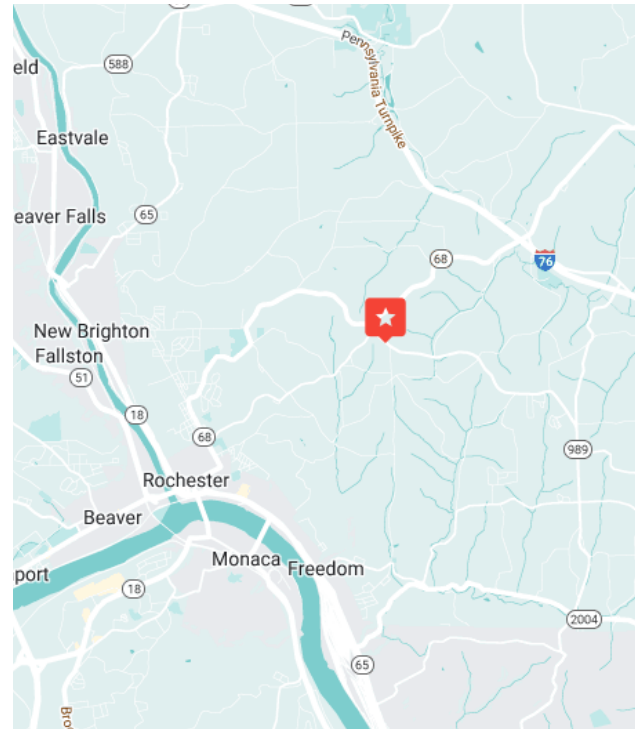
148 BIG KNOB, ROCHESTER, PA 15074
NEW SEWICKLEY TWP | BEAVER COUNTY

ASKING PRICE: \$349,000



PROPERTY FEATURES:

- Investment Property for Sale
- 1,500 SF Flex/Office/Retail Building on 3 acres
- Reduced Asking Price - Motivated Seller
- Finished office or retail space with restroom
- Existing tenant on a five (5) year lease
- Second building on property separately metered and used for storage
- Great visibility on Big Knob Road with ample parking
- Gas/Electric/Septic/Well
- OGM Rights not included, but can be negotiated
- Freedom School District



CONTACT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	12,098	51,958	196,992
AVG. HH INCOME	\$67,951	\$72,661	\$91,252
HOUSEHOLDS	5,007	21,909	80,781
MED. HOME VALUE	\$122,763	\$143,977	\$179,836



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