

# 25 SMITA LANE

Bentleyville, PA 15314 | Washington County

**REDEVELOPMENT OPPORTUNITY**  
**SENIOR LIVING CONVERSION**



- 39,528 SF building on 3 levels
- Currently 61 room operating hotel and conference center
- Site includes 2 lots (Lot 1A and 2A) equaling 3+ acres
- Pool, remodeled breakfast bar, nicely appointed rooms
- Easy access to Route 70 at Bentleyville Exit.
- Market feasibility study available with a signed CA
- Strong demographics for assisted living/ memory care
- Deed restricted to prevent use as hotel
- \$3,850,000



## CONTACT

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412.261.2200



|                          | 3 MILE   | 5 MILE   | 7 MILE   |
|--------------------------|----------|----------|----------|
| <b>POPULATION</b>        | 6,408    | 15,549   | 44,425   |
| <b>HOUSEHOLDS</b>        | 2,736    | 6,572    | 19,572   |
| <b>AVERAGE HH INCOME</b> | \$65,081 | \$71,452 | \$66,109 |
| <b>MEDIAN HH INCOME</b>  | \$53,053 | \$55,801 | \$50,105 |

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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