

Price Reduced!



NEW CASTLE REDEVELOPMENT OPPORTUNITY

3285 US 422 | NEW CASTLE, PA 16101

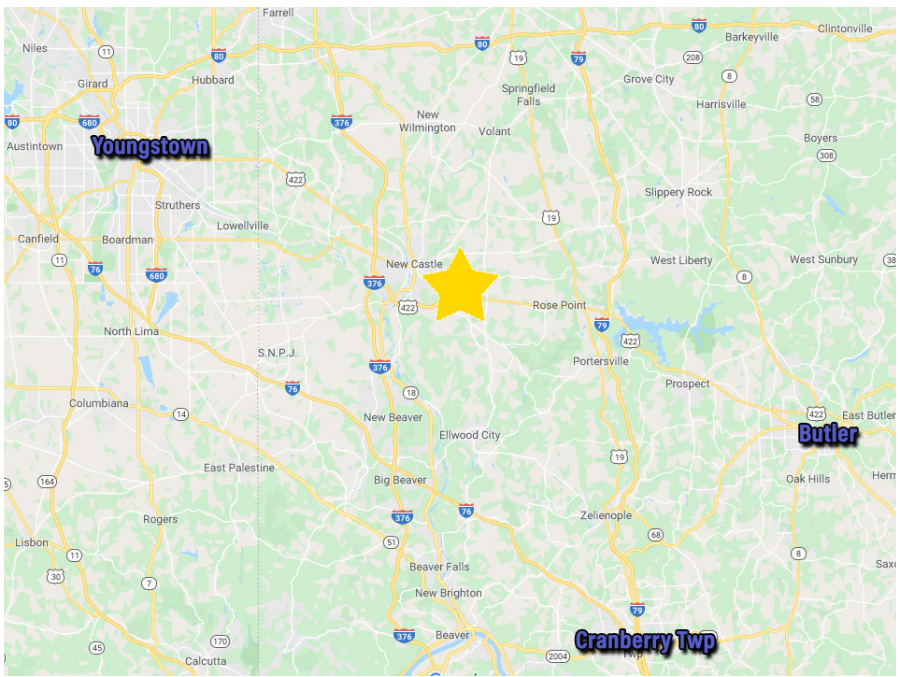
BUILDING AREA	3,700 SF Showroom 8,000 SF Warehouse Additional space includes storage and supply areas, retail, and office section 17,800 SF Total
LOT AREA	3.4 acres
POWER	Includes 3 Phase Electric Outdoors and 2 Phase Electric Inside
CEILINGS	20'
NOTES	<ul style="list-style-type: none">Former boat dealership and supply store for saleExtensive outdoor storageTax Abatement AvailableBuildings sold "As-is"
SALE PRICE	\$359,000 \$325,000



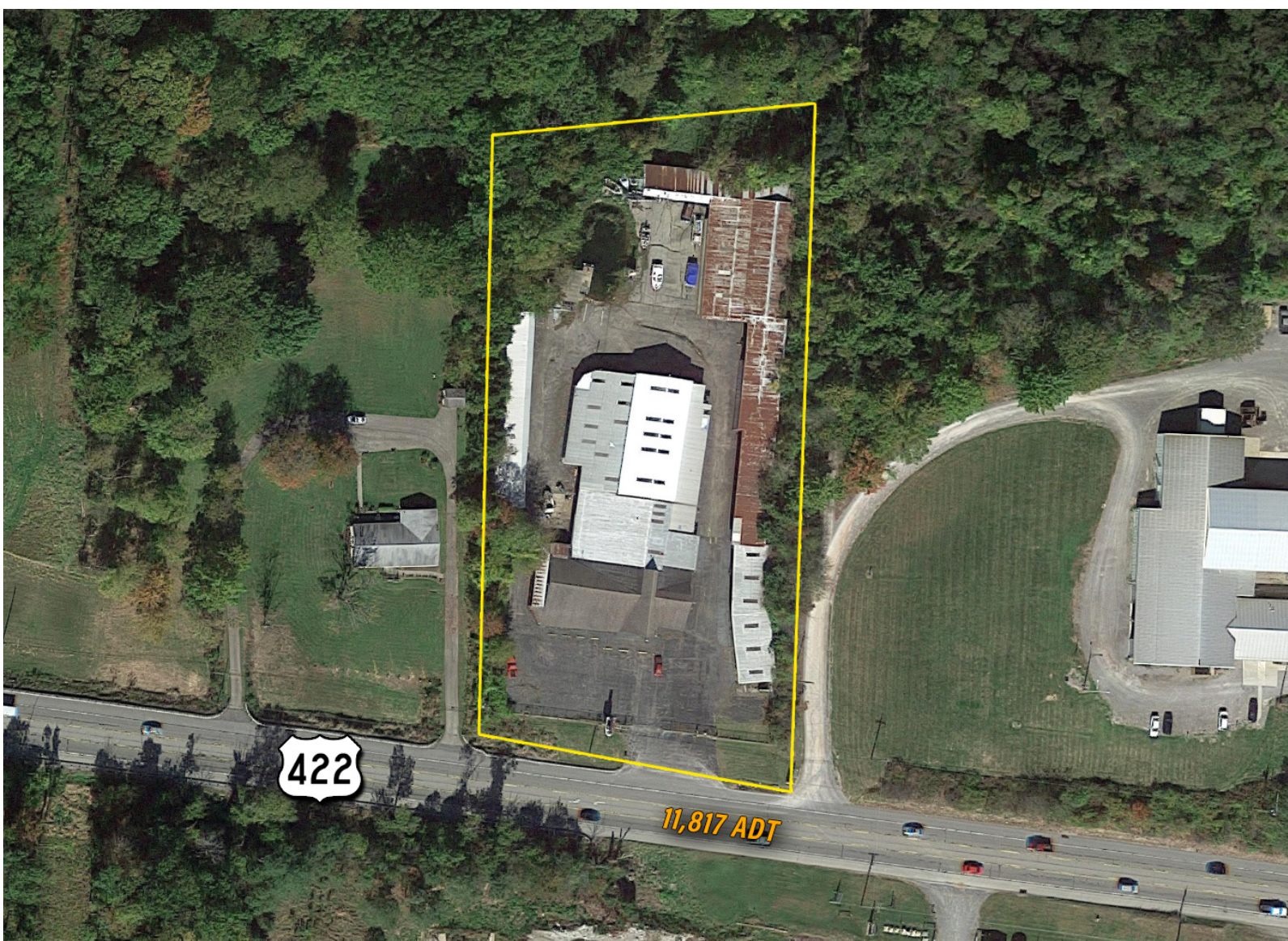
CONTACT
CATHY TRESKO
ctresco@HannaLWE.com
412.261.2200



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.



	1 Mile	3 Mile	5 Mile
Population	3,214	26,658	45,452
Households	1,419	11,408	19,189
Median HH Income	\$60,609	\$44,672	\$44,154
Avg HH Income	\$81,392	\$44,672	\$44,154



CONTACT

CATHY TRESKO

ctresco@HannaLWE.com

One PPG Place • Suite 1640 • Pittsburgh, PA 15222
412.261.2200 • HannaLWE.com

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.