

# CITIZENS GENERAL HOSPITAL

651 Fourth Ave New Kensington, PA 15068

visioncollaborationrevitalization

Federal Qualified  
Opportunity Zone

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# property overview

Hanna Langholz Wilson Ellis is pleased to present the former Citizens General Hospital in New Kensington, PA situated between Industrial Boulevard (Route 56) and Fourth Avenue.

The original hospital building was built in 1912 and was expanded in 1982. The hospital is of five story design with basement configuration. Medical build-outs in the hospital are original in configuration but have been updated in some cases. The hospital was oriented towards traditional medical practices including maternity, surgery, intensive care, psychiatric, and administrative.

Space may be adaptable to alternative medical use applications such as an assisted living center. The building contains appropriately dedicated restrooms and doctor offices, as well as staff and administrative space.

The majority of the ground floor includes surgery, radiological, lab areas and attendant administrative areas. Significant parts of the building, notably the upper floors containing the former patient rooms, are vacant.

The site has frontage of 130 feet on Sixth Street, 500 feet on Industrial Boulevard, 260 feet on Seventh Street and 285 feet on Fourth Avenue.

Property is zoned C-3 Commercial. Medical uses, such as a surgical center, radiology, labs, and other medically related uses along with medical and general office uses are all allowed under the C-3 zoning.

Address	651 Fourth Ave New Kensington, PA 15068 Westmoreland County
Year Built / Renovated	1912 / 1982
Land Area	2.1 acres
Building Area	<b>239,408 SF Total</b> <div>Ground92,415 1st24,527 2nd21,421 3rd20,001 4th21,318 Basement59,726</div>
Building Height	4 story over ground level
Patient Rooms	86 (approximately)
Zoning	C-3 Commercial
Water & Sewer	City of New Kensington
Gas	Peoples Dominion
Electric	Allegheny Power
Incentives	Located in a Federal Qualified Opportunity Zone; Introductions to state, regional & local agencies to discuss potential financing assistance & other available resources.





# NEW KENSINGTON IS IN THE MIDST OF A REBIRTH

With the help of grants, tax breaks, and a few forward thinking individuals with the best of New Kensington in their hearts, New Kensington is starting to take a turn.

## BE A PART OF THE RENEWAL OF THIS TOWN

Federal Qualified  
Opportunity Zone

# vision collaboration revitalization

**NEW KENSINGTON ADVANCED  
MANUFACTURING PARK**  
Filterbuy occupies 137,000 SF. The company has committed to creating at least 120 full-time jobs over three years and investing at least \$2.15 million for building improvements and equipment.

**UPMC ST MARGARET'S FAMILY HEALTH**  
A \$5.4 million, 8,000 SF facility with 20 workers.

**LAS HACHAS**  
New Axe Throwing & Taco  
Opening Summer 2021

**WESTMORELAND COUNTY  
COMMUNITY COLLEGE**  
Opened in 2009

**SWEET TILLIES**  
ANGELWING YOGA  
TRADEMARK THREADS  
TONIES MASSAGE

**MAD  
CUSTOM CAKES**

**VOODOO  
BREWERY**

**FORMER PNC**  
Set for redevelopment

**STEEL CUP ROASTERS**

**TROVO**  
Opened in 2019, Trovo, a  
vintage home decor shop

**DIGITAL FOUNDRY**  
A 15,000-square-foot lab space that will offer training in advanced manufacturing processes, such as 3D printing and digital product design.

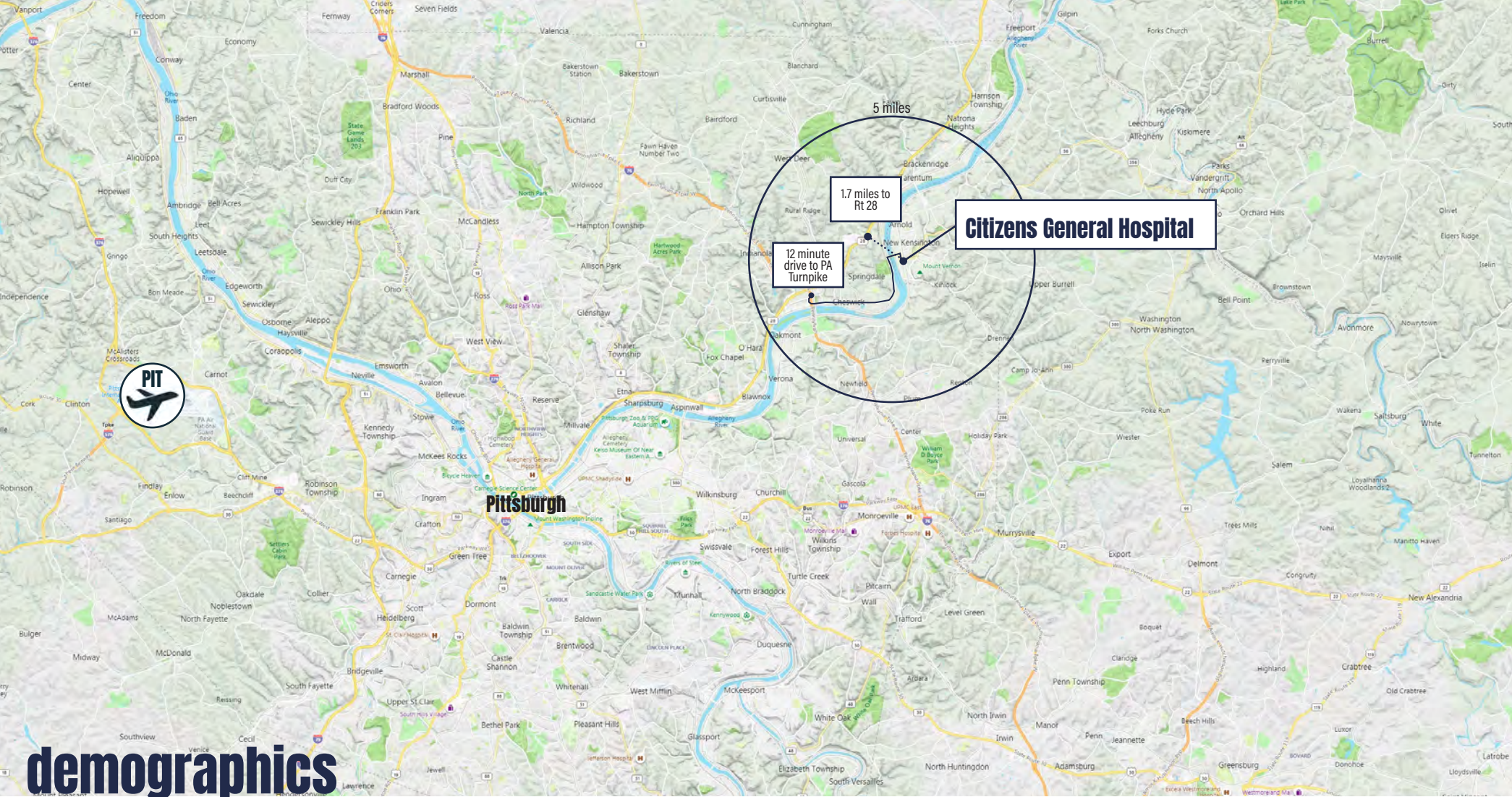
**BOHO BATH  
& BUBBLES**

**ASHLEY'S KITCHEN**

**THE CORNER LAUNCHBOX**  
Powered by Penn State New Kensington, The Corner, is a 4,725 square foot, newly renovated co-working space. The effort began with a \$150,000 seed grant from the Invent Penn State Initiative.







### Population

1 mile
3 mile
5 mile

7,777

37,293

75,152



### Households

3,499

17,039

33,479



### Median HH Income

\$31,698

\$48,176

\$55,042



### Average HH Income

\$46,752

\$62,603

\$74,492





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