

# WASHINGTON, PA HOTEL & LAND FOR SALE

1170 W. CHESTNUT STREET, WASHINGTON, PA 15301



2 PARCELS MAY BE SOLD SEPARATELY

## FURTHER PRICE REDUCTION:

- ~~• \$3,250,000~~
- ~~• \$2,900,000~~
- \$2,400,000



## PROPERTY FEATURES

- **69.23 acre redevelopment site**
- 57,000 +/- SF, 93-Unit operating Ramada Inn and vacant land (2 parcels may be sold separately)
- Zoned C-3, Highway Commercial District and R-3, Medium Density Residential
- Combination of commercial & residential zoning lends itself to a variety of mixed use or planned residential development.
- All public utilities available
- Five access points to three roadways
- Close proximity to the I-70 & US Route 40 Interchange, as well as I-79, US Route 19 and PA Route 18
- Convenience to the City of Washington (county seat), The Hollywood Casino at the Meadowlands, Washington & Jefferson College, Washington Hospital, Tanger Outlets, Southpointe Business Park and more



FOR MORE INFORMATION, CONTACT:

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**HANNA LANGHOLZ WILSON ELLIS**

ONE PPG PLACE, SUITE 1640

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[HANNALWE.COM](http://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.





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**ZONING MAP**



**C-3 Highway Commercial District**

**Purpose:** The goals and purpose of the C-3 Highway Commercial District is to provide convenience shopping, automobile-related and travel-related services for visitors and residents of North Franklin Township in close proximity to interstate highways.

**Principle Uses:** Convenience store, restaurant (no drive-thru), retail store, office, bank

**Conditional Uses:** Car wash, auto services, drive-in facilities, motel/hotel

**Special Exceptions:** Communication tower

**R-3, Medium-Density Residential District**

**Purpose:** The purpose of the R-3 Medium-Density Residential District is to encourage development in those undeveloped areas which are adjacent to existing neighborhoods and where services by public sewerage is economically feasible.

**Principle Uses:** Single-family, two-family, garden apartments, townhouses, cluster housing, group homes

**Conditional Uses:** Nursing homes, personal care homes, planned developments

**Special Exceptions:** Daycare

**DEMOGRAPHICS**

DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	5,482	32,254	44,800
EST HOUSEHOLDS	2,326	13,949	18,999
EST AVG HH INCOME	\$67,428	\$69,995	\$77,912
CONSUMER SPENDING	\$63.3M	\$372.9M	\$554.2M

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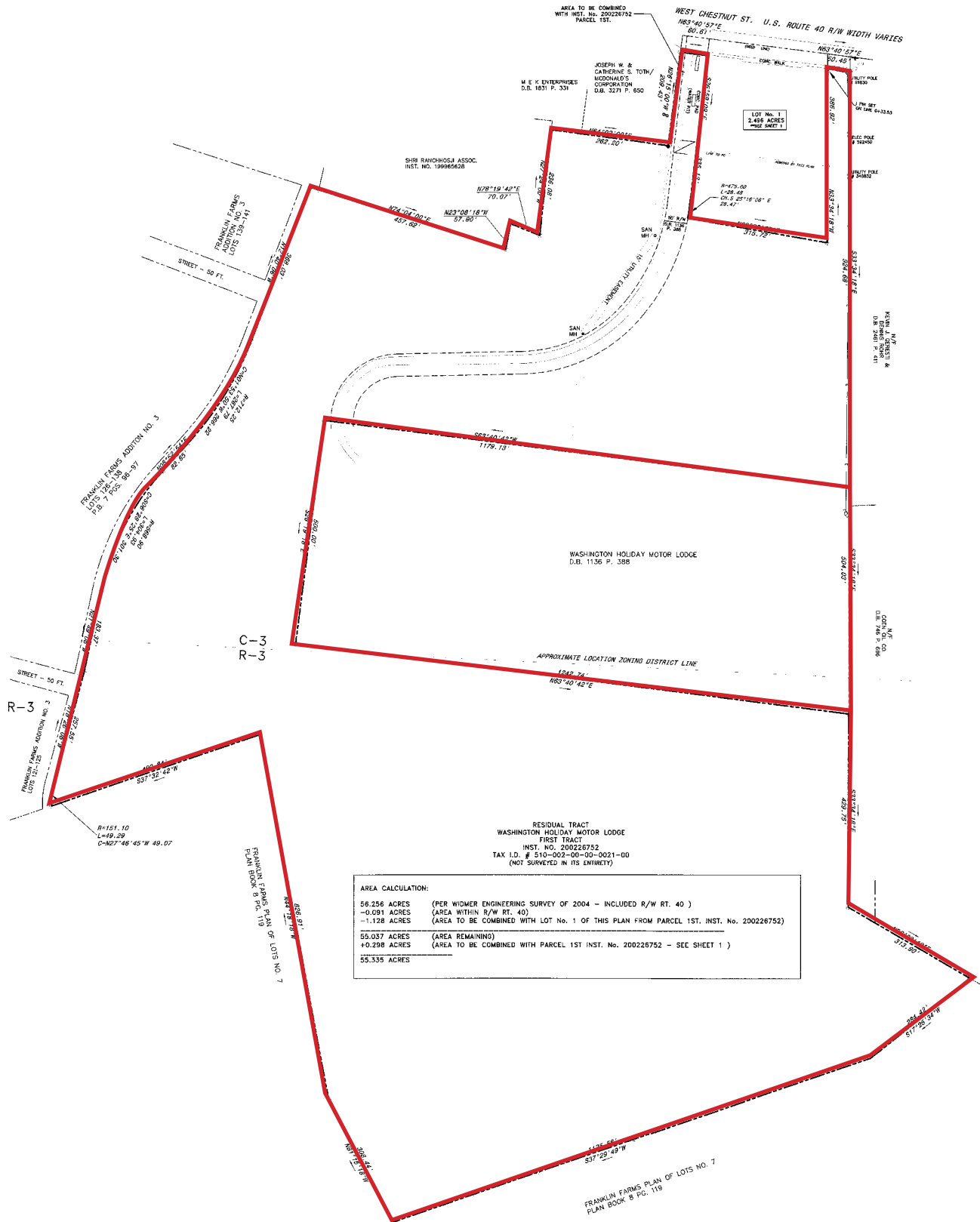
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