

FOR SALE

Development Opportunity

203 Monroe Street
Allegheny County
Monroeville PA 15146



SITE: Single family house on 17,762 +/- square feet of land in the heart of the Monroeville Business District and minutes from PA Turnpike and Parkway East (Route 376).

UTILITIES: All public utilities available

SIZE: 17,762 +/- Square Feet

ZONING: C-2 (Business Commercial)

LOT & BLOCK: 743-J-79

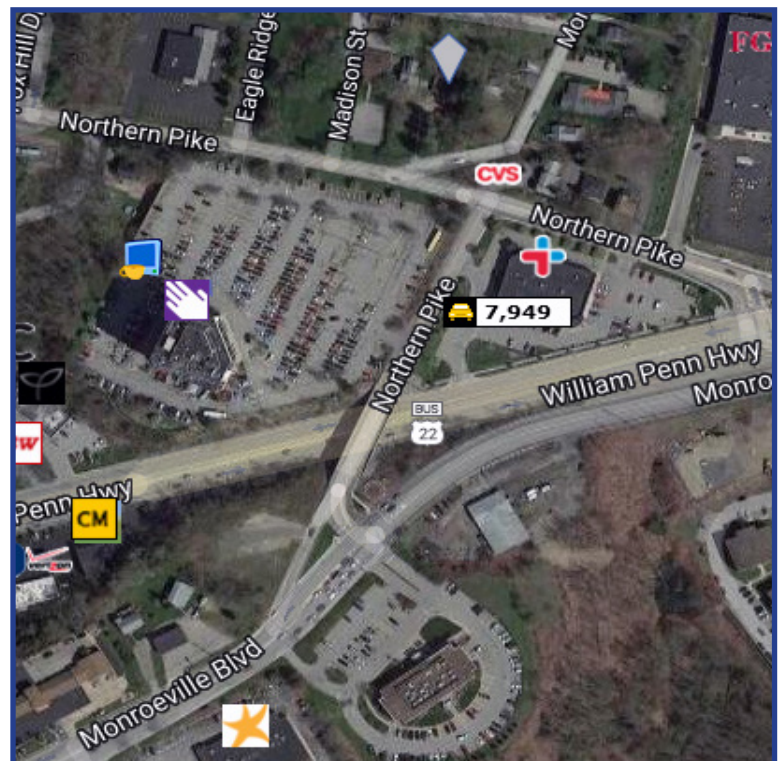
TRAFFIC COUNT: 7,949 vehicles per day

PRICE: \$375,000

REDUCED SALE PRICE: \$295,000

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	8,383	51,154	150,637
Median HH Income	\$56,086	\$54,561	\$52,943



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

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