

FOR SALE

FORMER LEE'S LANES

2780 River Road

Vandergrift, Pennsylvania 15690



- ✦ **27,197 SF Commercial Building**
- ✦ 4.645 acres
- ✦ 681 feet of frontage
- ✦ Water frontage to Kiskiminetas River
- ✦ Parcel ID 35-215.00-01-58.001
- ✦ 100± parking spaces
- ✦ No zoning ordinance
- ✦ All public utilities are available and connected to the site
- ✦ **Great location with an electronic sign board**
- ✦ Five miles to Route 66 and fifteen miles to Route 28 and PA Turnpike
- ✦ **Growing area for Electro-optics**
- ✦ Could be converted for warehouse or industrial use
- ✦ Taxes are \$9,306 per year
- ✦ **FOR SALE AT \$300,000**

EXCLUSIVELY OFFERED BY:

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YOUNG**
CORPORATION

View the Property at www.bakeryoung.com

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SITE MAP

