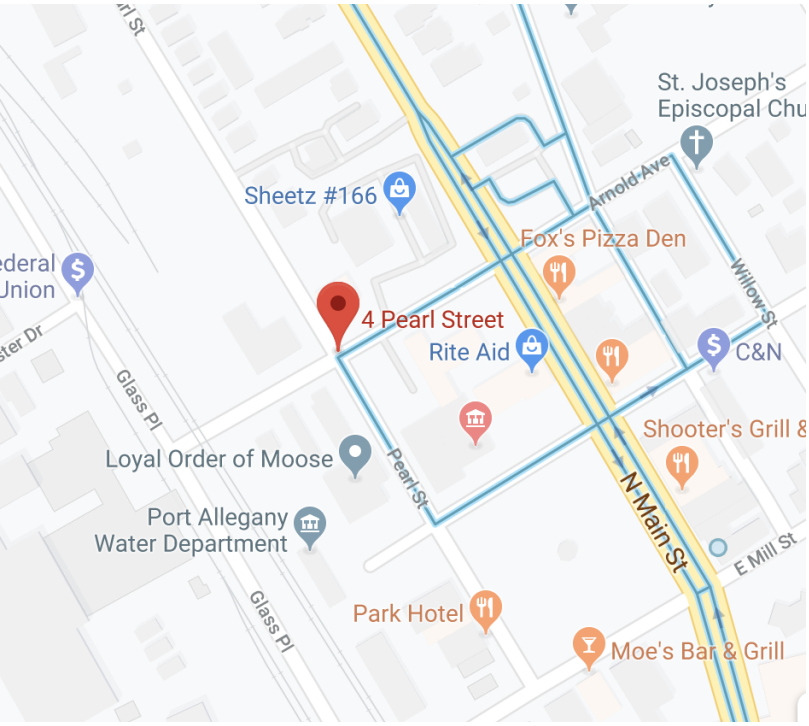
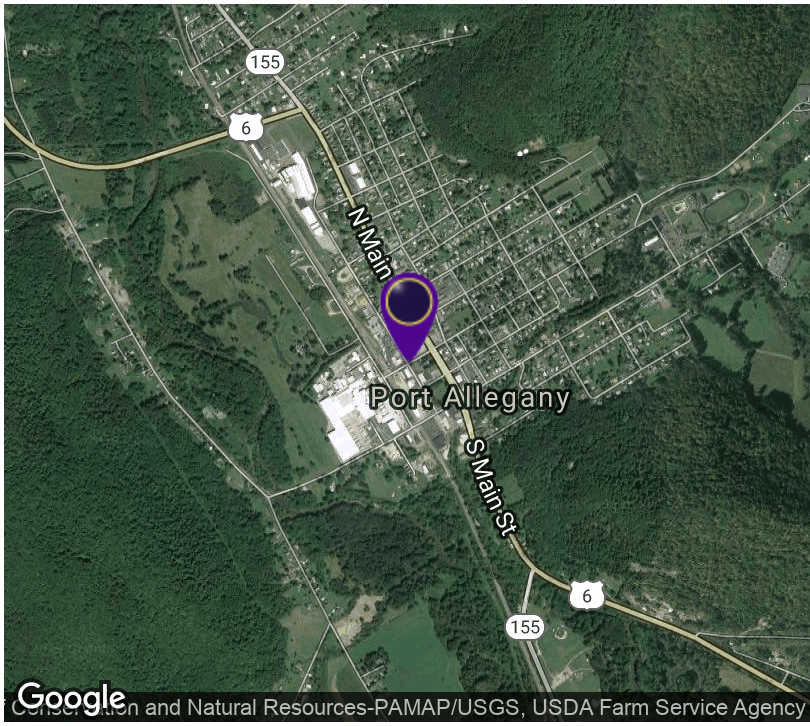
4 Pearl Street

Port Allegany, PA 16743





OFFERING SUMMARY

Sale Price:	$149,000
Available SF:	2 Acres
Lot Size:	2.0 Acres
Price / SF:	$1.71

PROPERTY OVERVIEW

Property was formerly used for adelphia cables modular offices situated on a blacktopped lot with 3 power hubs with 440 volts with meters on each side of lot. Fenced in yard on 3 sides. Consisting of approximately 2 +/- acres.

LOCATION OVERVIEW

Located on Arnold Avenue, just off RT 6 and RT 155. Across from Sheetz.

PROPERTY HIGHLIGHTS

- Paved Lot
- Plenty of Power
- All Utilities Underground
- 3 Power Hubs
- Railroad Siding Available

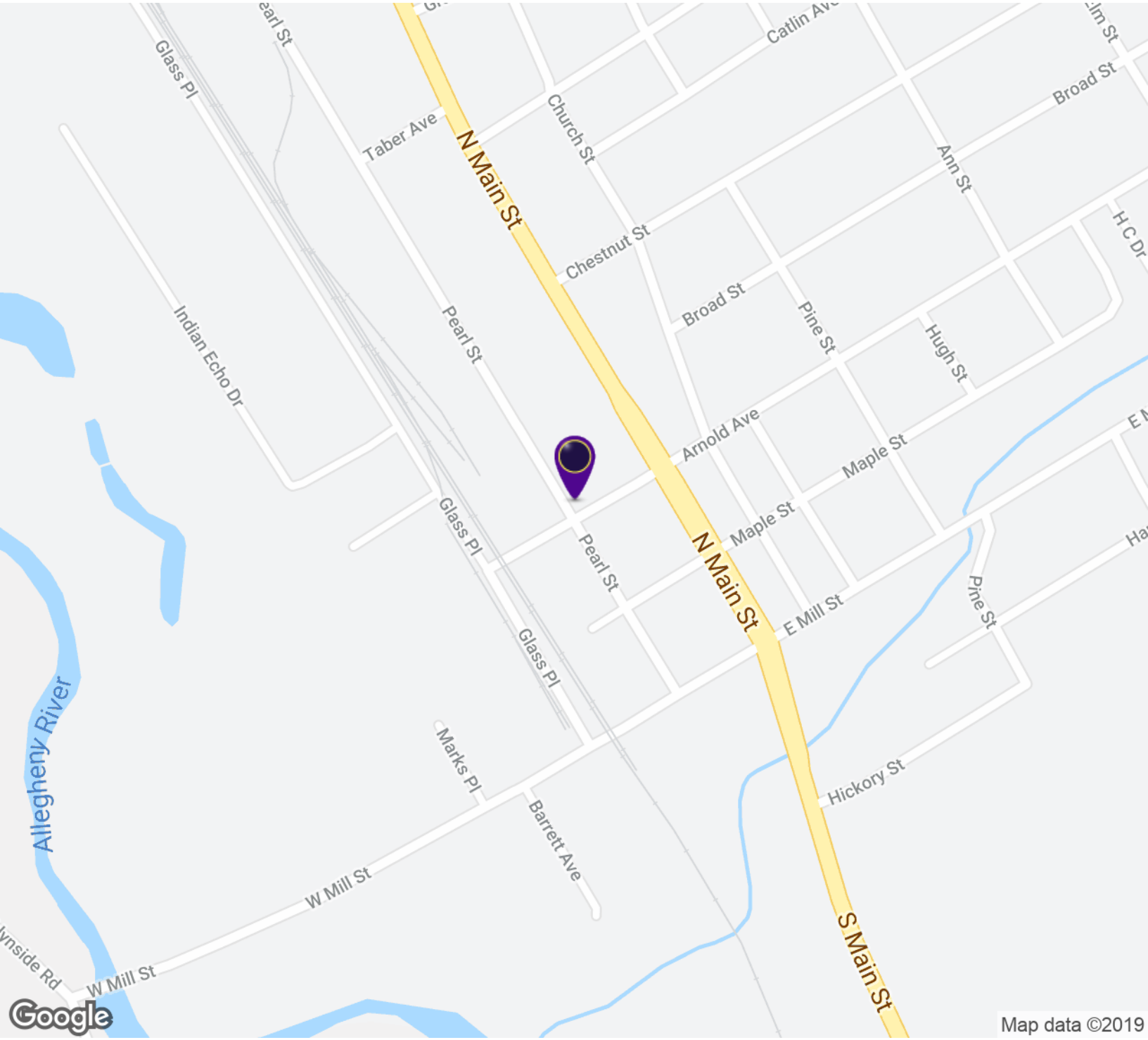
Recckio Real Estate & Development Inc.
NY & PA Licensed Broker

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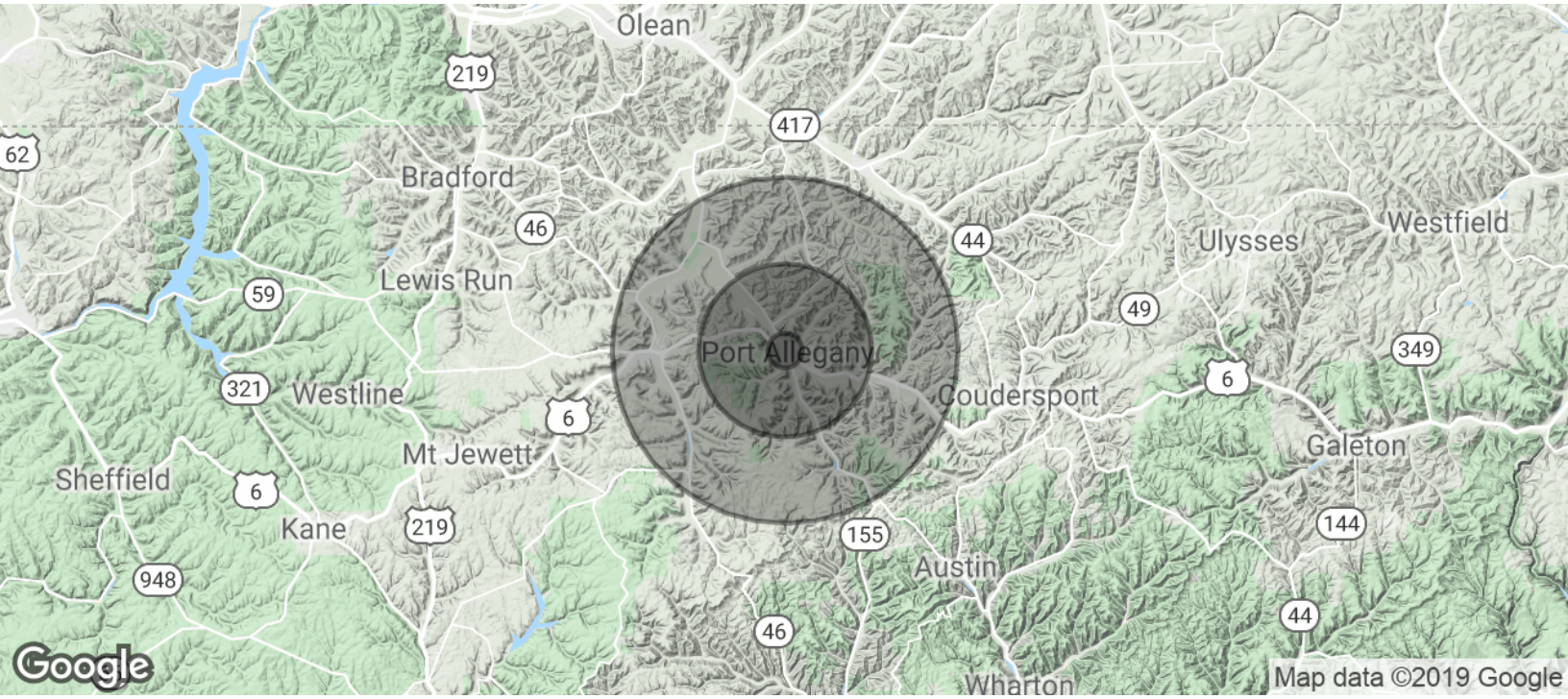
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	106	2,648	9,468
Median age	43.3	43.1	43.3
Median age (Male)	43.1	42.8	42.7
Median age (Female)	43.4	43.2	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,106	3,858
# of persons per HH	2.4	2.4	2.5
Average HH income	$49,502	$48,867	$48,950
Average house value			$85,098

** Demographic data derived from 2010 US Census*

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