Garage/Warehouse (Former Body Shop

8 Barrett Avenue, Port Allegany, PA 16743





OFFERING SUMMARY

Sale Price:	$79,000
Available SF:	6,000 SF
Lease Rate:	$1,500.00 SF/yr (NNN)
Building Size:	6,000 SF
Price / SF:	$13.17

PROPERTY OVERVIEW

Former Ford body shop/garage. Front section is shop area rear is currently used as warehouse/storage.

LOCATION OVERVIEW

Located in the downtown area of Port Allegany.

PROPERTY HIGHLIGHTS

- Drive Through Bays
- Ceiling Height is 12'
- Garage Door is 10' High
- Reasonably Priced to Sell

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

RICK RECCKIO
716.998.4422
Rick@recckio.com

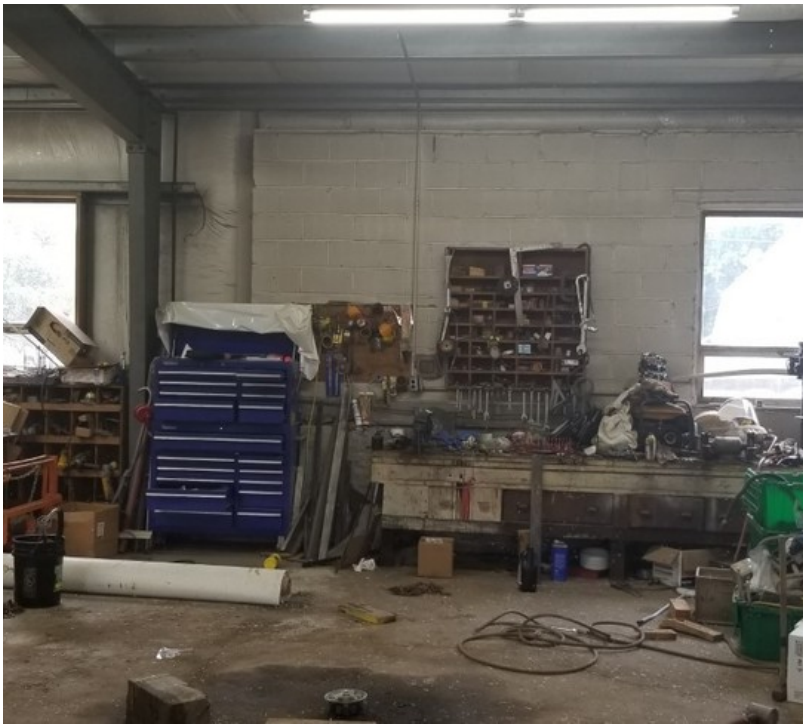
7858 TRANSIT ROAD
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Garage/Warehouse (Former Body Shop

8 Barrett Avenue, Port Allegany, PA 16743







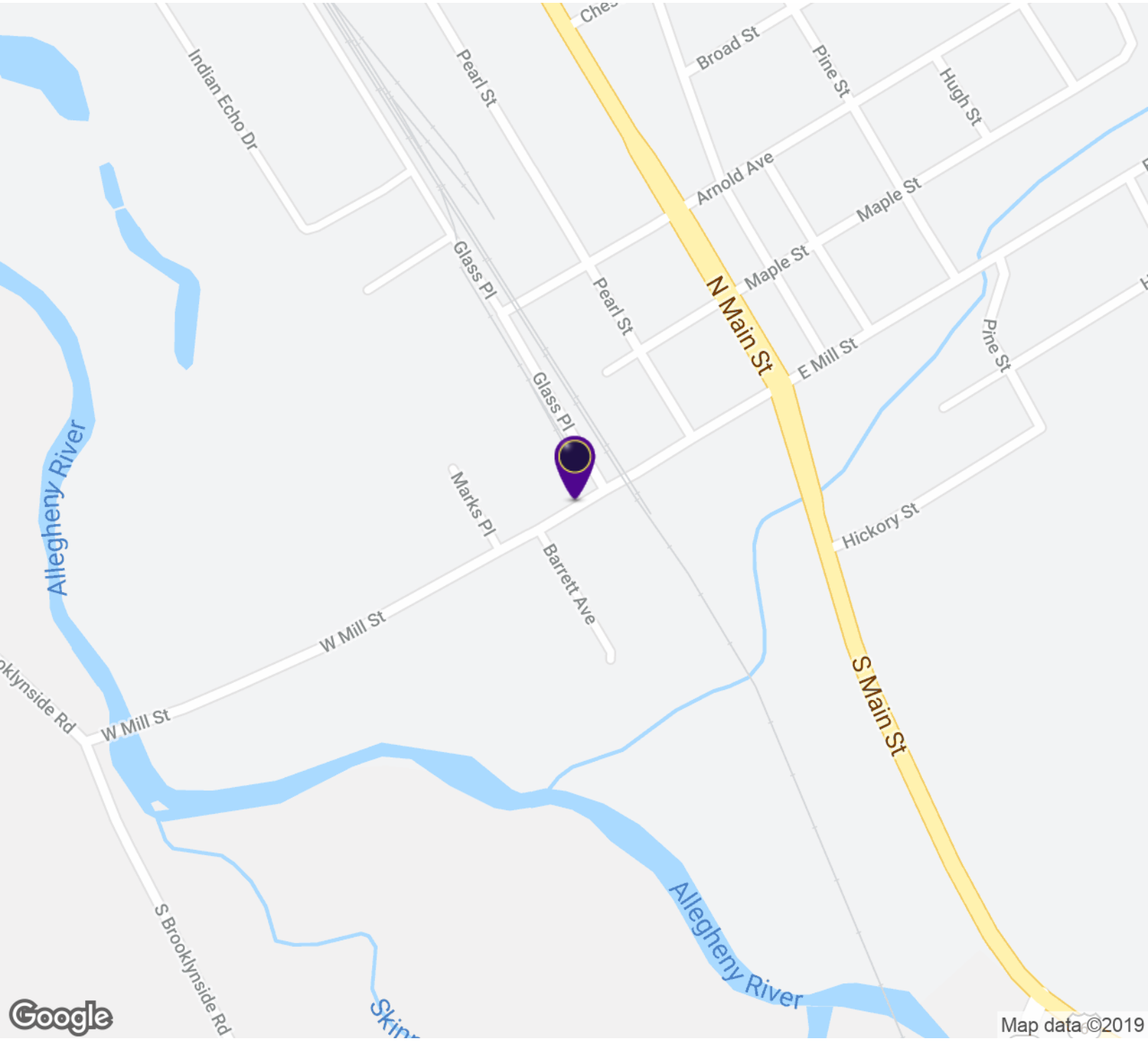
Recckio Real Estate & Development Inc.
NY & PA Licensed Broker

RICK RECCKIO
716.998.4422
Rick@recckio.com

7858 TRANSIT ROAD
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Garage/Warehouse (Former Body Shop

8 Barrett Avenue, Port Allegany, PA 16743



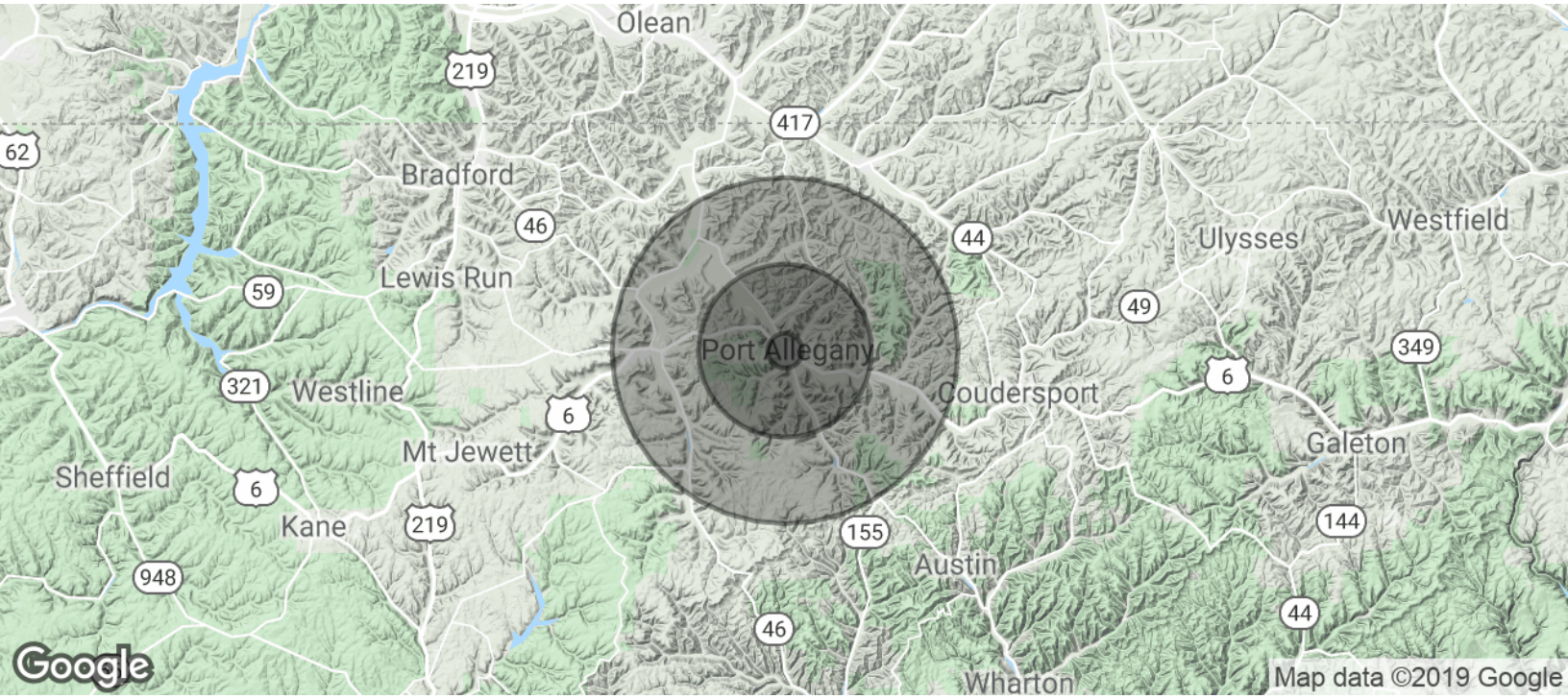
Recckio Real Estate & Development Inc.
NY & PA Licensed Broker

RICK RECCKIO
716.998.4422
Rick@recckio.com

7858 TRANSIT ROAD
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Garage/Warehouse (Former Body Shop

8 Barrett Avenue, Port Allegany, PA 16743



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	106	2,646	9,444
Median age	43.3	43.1	43.3
Median age (Male)	43.1	42.8	42.8
Median age (Female)	43.4	43.2	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,105	3,850
# of persons per HH	2.4	2.4	2.5
Average HH income	$49,502	$48,871	$48,949
Average house value			$85,135

** Demographic data derived from 2010 US Census*

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

RICK RECCKIO
716.998.4422
Rick@recckio.com

7858 TRANSIT ROAD
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com