

1150-1170 WILDLIFE LODGE RD

Lower Burrell, Pennsylvania 15068



DEVELOPMENT OPPORTUNITY

FREE STANDING RETAIL FOR SALE
6,000 SF Fully Occupied Retail Property

**BAKER
YOUNG**
CORPORATION

1150-1170 WILDLIFE LODGE RD

Lower Burrell, Pennsylvania 15068

- ❖ **6,000 SF Free Standing Retail Strip Center For Sale**
- ❖ Fully leased since 2004 with long-term tenants
- ❖ 361' frontage on Wildlife Lodge Road with two curb cuts
- ❖ 90 car parking lot
- ❖ Pylon signage
- ❖ Situated on ± 1.7 acres
- ❖ Zoned C2 Community Business District
- ❖ Parcel ID #17-05-04-0-103
- ❖ **NOI is approximately \$38,400**
- ❖ Ability to add onto the building or build a standalone storefront
- ❖ **FOR SALE AT \$550,000**



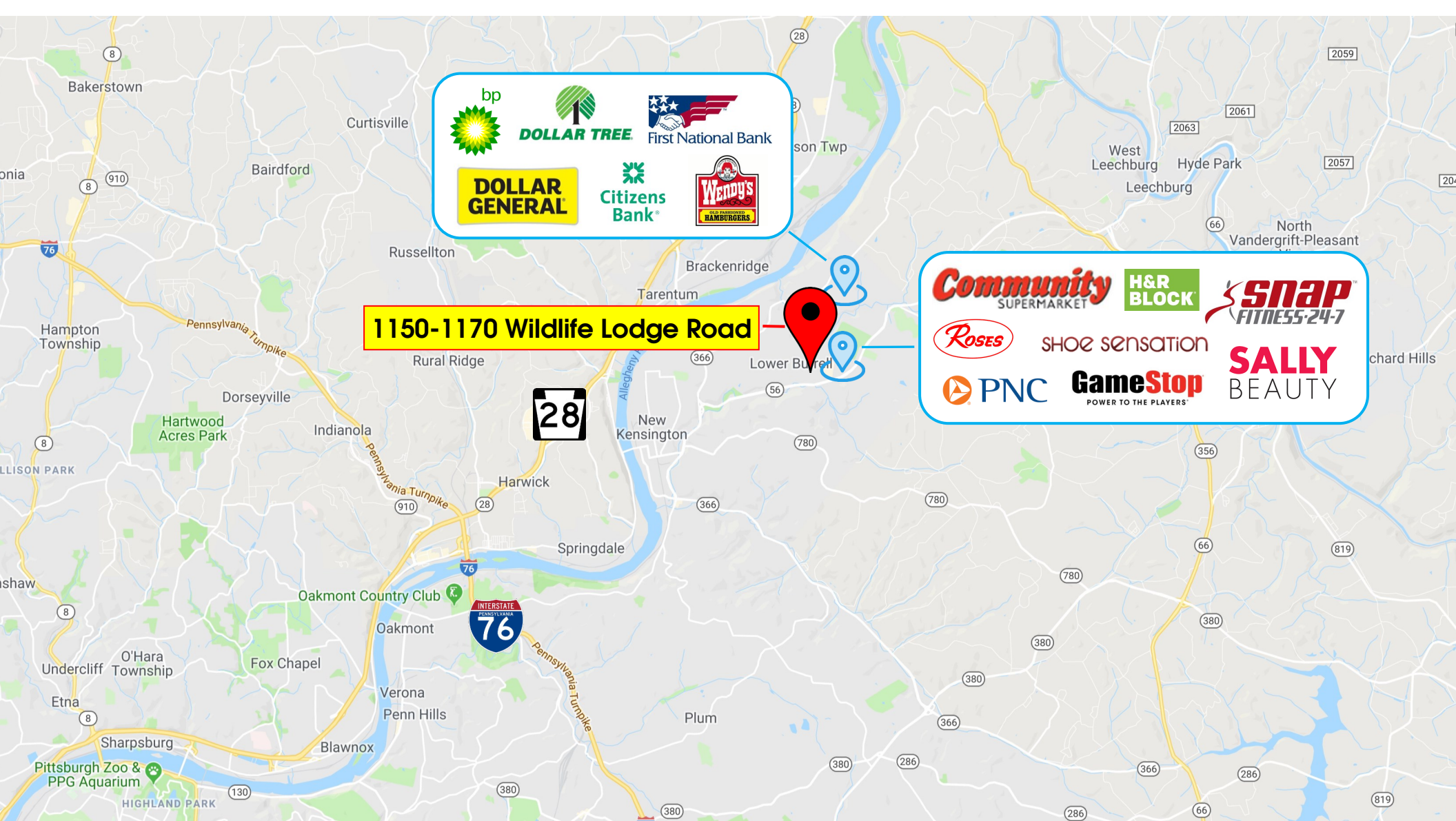


People's

American Legion

Google

Camera : 595 m



1150-1170 Wildlife Lodge Road

bp
DOLLAR TREE
 First National Bank
DOLLAR GENERAL
 Citizens Bank
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 HAMBURGERS

Community SUPERMARKET
 H&R BLOCK
SNAP FITNESS-24-7
 ROSES
 SHOE SENSATION
 PNC
GameStop POWER TO THE PLAYERS
SALLY BEAUTY

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