



Lori Maffeo
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BERKSHIRE
HATHAWAY
HomeServices

The Preferred
Realty

Agent Full

Commercial-Industrial-Business

2420 Greenock Buena Vista Rd



MLS #: **1726748** Status: **Active** List Price: **\$230,000**
Address: **2420 Greenock Buena Vista Rd** County: **Allegheny-East**
Area: **Elizabeth Twp/Boro** Zip Code: **15135**
Postal/Mailing City: **Elizabeth Twp** State: **Pennsylvania**
Lease Price: Lease Per:
Directions: **Right Gill Hall Rd, Left Chamberlain Rd, Left Broadlawn Dr, Left Greenock Buena Vista Rd, Left Frederick Dr.**
Map#/Block#/Lot#/Info: **0874-K-00392-0000-00**
Lot: **219x51x216x49 M/L** Acres: **0.25**
Lot Desc: CIB Type:
Zoning: **S-C**
For Sale: **Building, Business, Equipment, Land, Other**
For Lease:
Business Name: **Precious Peewees Daycare**
Business Description: **Daycare**



General Information

Office SqFt: **1,814** Railroad: **No** GAI: Utilities:
Warehouse SqFt: Freight Elev: **No** GOI: Maintenance:
Road Frontage: Sprinkler Sys: **No** Vacancy %: Other Expenses:
Ceiling Height: Dock: **No** Taxes: **\$5,506** NOI:
Are the Listing Images Digitally Altered/Staged?: **No** Insurance:

Remarks

An incredible turnkey investment opportunity awaits with this beautifully maintained 1814 sq ft brick commercial building in Elizabeth, PA currently operating as the established Precious Pee Wee Daycare. Built in 1980 and offered as a complete package including the business, building, equipment, and quarter acre fenced lot, this property is completely move in ready. Inside are multiple spacious playrooms, lots of toys and learning tools, 2 baths, an office, and a fully equipped kitchen. Outside, the fully fenced play area with lots of lawn toys, large storage shed, and expansive asphalt parking lot accommodating more than 20 cars offer space and storage for everyone and everything. This versatile property is ideal for ongoing childcare or conversion to a medical office, law firm, accounting practice, catering company or many other businesses. The current owner would love to remain as an employee. This is a rare chance to own a proven business and property in a prime Elizabeth location.

Agent Remarks

Berkshire Hathaway practices designated agency. Current zoning with variance is S-C. The traffic count is taken from CoStar.

Features

Type Property: **Office** Year Built: **1980**
Form of Access: **State** Construction: **Brick**
Parking: **20/Lot** Insulation:
Traffic Count: **3,799** Utilities Avail: **Electricity, Gas, Other, Sewer, Water**
Show: **Appointment With Listor**

Office Information

Value: **Market Value - \$147600** Tenant Occ: **No** Taxes: **\$5,506**
ENT: Foreclosure: **No** Short Sale: **No**
Seller Consider Concession Y/N: **Yes**
Owner: **Kristine Ann Carr**
Contact: **Showingtime**
Agent: **Lori Maffeo**
Email: Lori@LoriMaffeo.com Cell Phone: **412-519-9162**
Agent State License #: **RS212850L**
List Office: **15141 - BERKSHIRE HATHAWAY THE**
PREFERRED REALTY
List Date: **10/22/2025** Expire Date: **10/21/2026** Pending Date:
Tour URL: <https://2420greenockbuenavista.com/>
Video Tour URL: <https://2420greenockbuenavista.com/>



List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1726748	2420 Greenock Buena Vista I		\$230,000	Price Decrease	11/13/2025	\$250,000->\$230,000	11/13/25 02:47 PM
1726748	2420 Greenock Buena Vista I		\$250,000	New Listing	10/22/2025	->A	10/22/25 02:32 PM
1689840	2420 Greenock Buena Vista I		\$279,900	Expired	10/11/2025	W->X	10/12/25 12:10 AM
1689840	2420 Greenock Buena Vista I		\$279,900	Withdrawn	10/10/2025	A->W	10/10/25 05:12 PM
1689840	2420 Greenock Buena Vista I		\$279,900	New Listing	02/27/2025	->A	02/27/25 11:28 AM



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1622340	2420 Greenock Buena Vista I	\$329,900	Expired	09/01/2024	A->X	09/02/24 12:10 AM
1622340	2420 Greenock Buena Vista I	\$329,900	Price Decrease	01/30/2024	\$350,000->\$329,900	01/30/24 12:50 PM
1622340	2420 Greenock Buena Vista I	\$350,000	New Listing	09/06/2023	->A	09/06/23 02:02 PM

Wednesday, December 3, 2025 4:37 PM

Requested By: Lori Maffeo