

# Investment Opportunity - 2 Unit Commercial Building

## 50 52 W Mill St, Port Allegany, PA 16743



### OFFERING SUMMARY

Sale Price:	\$1,200,000
Cap Rate:	7.97%
NOI:	\$95,592
Lot Size:	2.15 Acres
Year Built:	1978
Building Size:	17,200 SF
Zoning:	HC Highway Commercial District

### PROPERTY OVERVIEW

Introducing the prime retail opportunity at 50-52 W Mill St in Port Allegany, PA. A 2 Unit Commercial Building 17,200+/- SF current tenants Shop-N-Save and Juniata Valley Bank. This property boasts a coveted location in the heart of Port Allegany, offering high visibility and heavy foot traffic for retail success. With its inviting storefront and versatile layout, this space is ideal for retail investors looking to make their mark in a vibrant community. The property's strategic location ensures maximum exposure to potential customers and sets the stage for a thriving retail venture. New roofing paint, furnace overhaul, state of the art components, Don't miss out on this exceptional investment opportunity to establish your retail presence in Port Allegany.



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

## PROPERTY SUMMARY

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### LOCATION DESCRIPTION

Centrally located just west of Port Allegany's downtown square off Mill Street. Close proximity to local retail, restaurants, medical facilities, financial institutions, and commuter routes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	789	1,200	1,595
Total Population	1,886	2,886	3,847
Average HH Income	\$94,449	\$93,011	\$91,683

### PROPERTY HIGHLIGHTS

- 2.15 Acres of prime land
- Zoned Commercial
- Great visibility & easy access near downtown
- Ideal for investors
- 84 Paved Parking Spaces
- Drive-thru canopy
- Walk Up ATM
- 1 Loading Dock

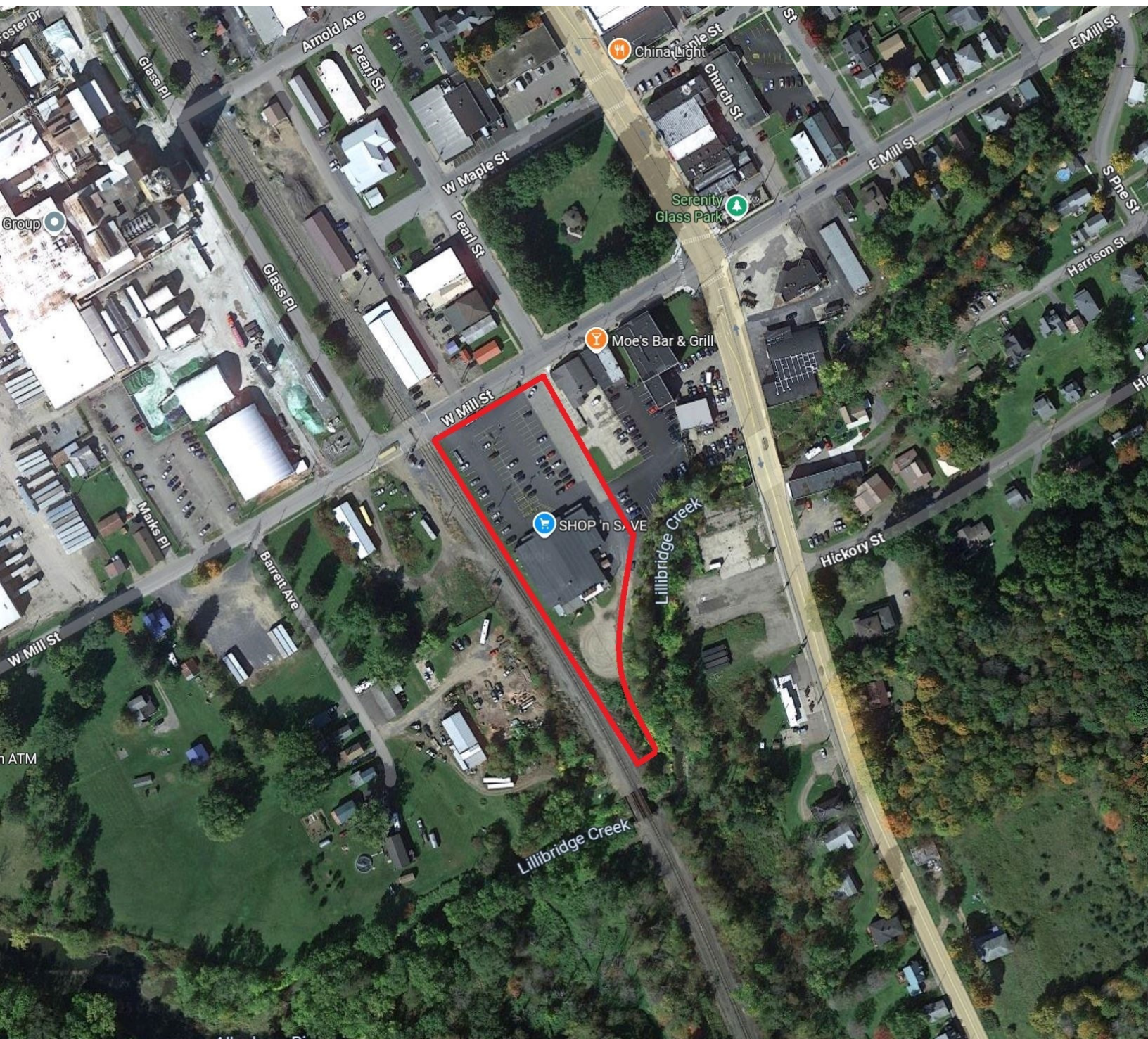


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## ADDITIONAL PHOTOS

Investment Opportunity - 2 Unit Commercial Building  
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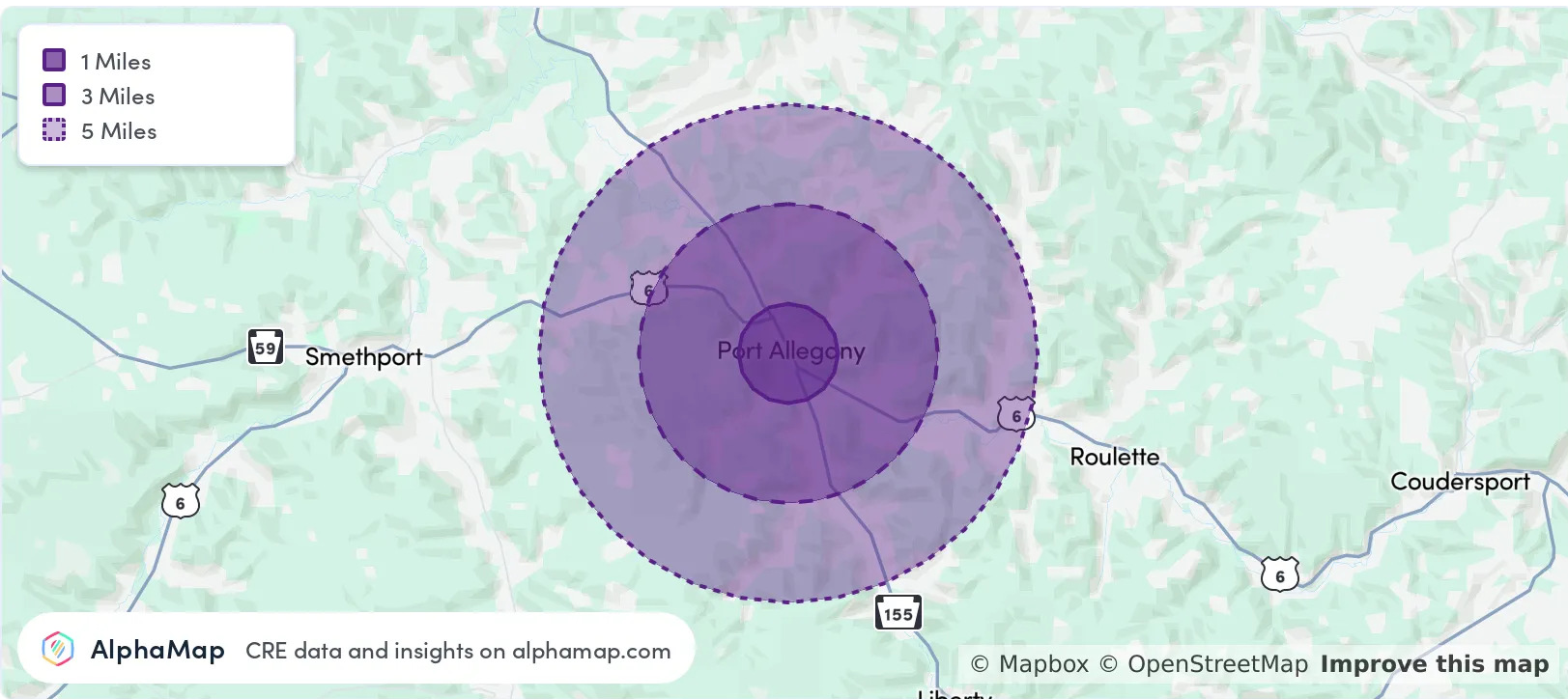


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## AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,886	2,886	3,847
Average Age	40	41	41
Average Age (Male)	40	41	41
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	789	1,200	1,595
Persons per HH	2.4	2.4	2.4
Average HH Income	\$94,449	\$93,011	\$91,683
Average House Value	\$153,366	\$157,773	\$160,253
Per Capita Income	\$39,353	\$38,754	\$38,201

Map and demographics data derived from AlphaMap



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