

FOR SALE



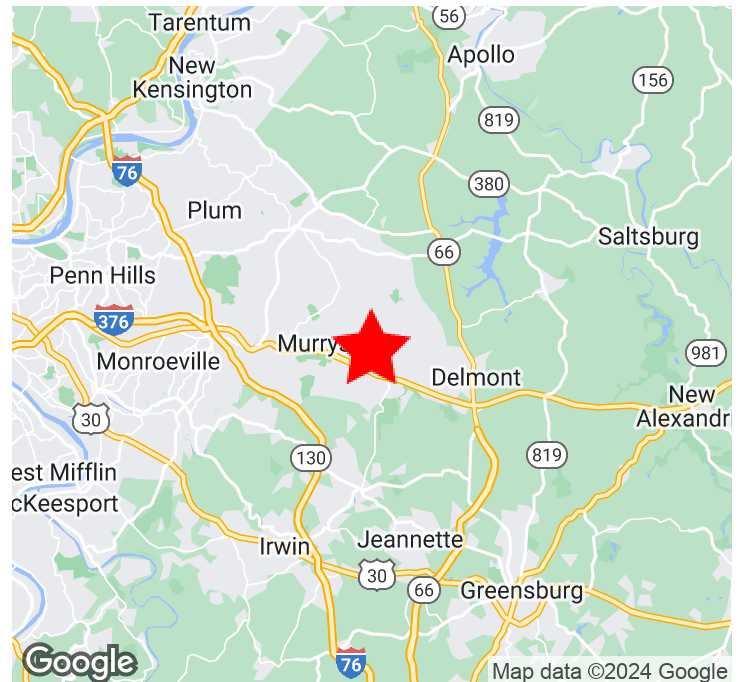
Murrysville Land

Route 22 East, Export, PA 15632



Property Highlights

- 7.09 Acres Available
- Zoning: B
- Prominent Visibility from Route 22
- Across from Rick's Sports Bar



Offering Summary

Sale Price:	\$395,000
Lot Size:	7.09 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,371	7,547	19,036
Total Population	3,356	19,544	48,830
Average HH Income	\$79,361	\$88,244	\$86,294

PRESENTED BY:

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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**





Stamy Property
Route 22 East, Export, PA 15632

<i>Township/Boro/Ward</i>	<i>County</i>
Murrysville	Westmoreland

Sewer Tap—in fee is \$4,200 per EDU (400 gallons per day).

Land Specifications

Total Acreage: 7.09
Smallest Division: 7
Frontage:
Zoning: B
Dimensions: Irregular
Soil Conditions: Compacted Fill

Utilities

Electric Company: West Penn Power
Location: Electric runs along entire length of Kohosek Rd into Franklin Estate Park

Gas Company: Peoples Natural Gas
Mainline Size: 3" plastic pipe w/ medium pressure
Location: Runs between Rick's Bar through Kistler Rd. Also a gas line on Haymaker Farm Rd & stops at house #2661

Water Company: Municipal Authority of Westmoreland County
Mainline Size:
Location: Closet water line stops at cross-section of Kistler Rd. and Rt. 22. No water on Kohosek side of the road. Also water line on Haymaker Farm Road

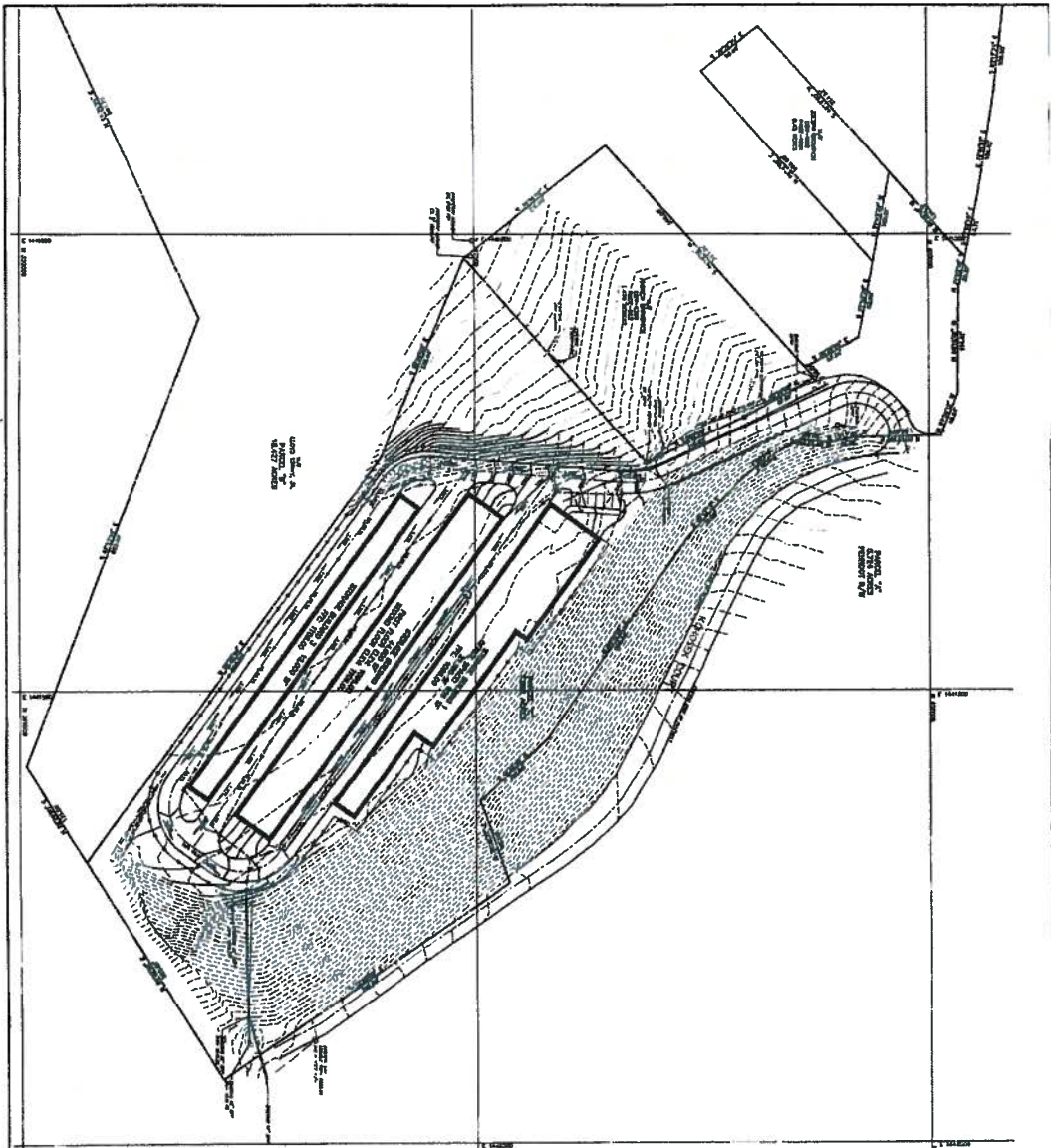
Sewage Company: Franklin Park Municipal Sanitary Authority
Mainline Size: 8"
Location: Crosses Rt. 22 and extends along Kohosek Road bordering the property.

Transportation

Nearest Major Highway: Route 22
Distance: 0
Rail: N
Barge: N

Pricing

Taxes:
Price For Entire Site: \$395,000.00
Price Per Acre: \$55,712.00



1. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
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GRADING PLAN	
LYNROSE SELF STORAGE	
PROJECT NO. 1000000000	DATE 01/15/2000
DRAWN BY J. J. JONES	CHECKED BY J. J. JONES
SCALE 1" = 30'	SHEET NO. S-3



Parcel "C"
Stamy Plan of Lots

Being Parcel "C" in the Stamy plan of Lots, to be recorded in the Recorder of Deeds Office, Westmoreland County, Pennsylvania, more particularly described as follows:

Beginning at a point on the westerly line of Kohosek Road, 33 feet wide, said point being the northwest corner of land now or formerly of N. Keith and Kimberly M. Weingard; thence South 59° 20' 00" West a distance of 282.87 feet to a point; thence along Parcel "B" in said plan North 52° 53' 44" West a distance of 550.35 feet to a point; thence along same North 66° 09' 05" West a distance of 236.44 feet to a point; thence along line of land now or formerly of Andrew Drnjevich, Jr. North 49° 19' 00" East a distance of 300.00 feet to a point; thence along same North 23° 50' 00" West a distance of 118.85 feet to a point; thence continuing along same North 28° 26' 00" West a distance of 87.81 feet to a point; thence still continuing along same South 49° 19' 00" West a distance of 15.00 feet to a point; thence along said Parcel "B" North 28° 26' 00" West a distance of 67.24 feet to a point; thence along same and land now or formerly of Joseph Grgurich North 77° 43' 30" West a distance of 183.96 feet to a point; thence along said Parcel "B" North 49° 19' 00" East a distance of 124.53 feet to a point; thence along Parcel "A" in said plan the following eleven (11) courses and distances: First, South 77° 02' 10" East a distance of 35.37 feet to a point; Second, South 88° 16' 01" East a distance of 114.41 feet to a point; Third, South 67° 36' 12" East distance of 49.84 feet to a point; Fourth, South 00° 15' 58" West a distance of 92.87 feet to a point; Fifth, South 10° 17' 5" East a distance of 31.26 feet to a point; Sixth, South 06° 33' 29" West a distance of 35.60 feet to a point; Seventh, by the arc of a circle having a radius of 239.05 feet, deflecting left a distance of 100.13 feet to a point; Eighth, South 46° 42' 13" East a distance of 71.59 feet to a point; Ninth, South 54° 10' 27" East a distance of 265.48 feet to a point; Tenth, South 41° 23' 43" East a distance of 102.63 feet to a point; and Eleventh, North 71° 28' 37" East a distance of 96.75 feet to a point; thence along the westerly line of said Kohosek Road South 33° 25' 00" East a distance of 382.36 feet to a point at the place of beginning.

Containing 7.093 Acres.