

FOR SALE: ± 3.5 ACRES ZONED COMMERCIAL

**LOT
6B**

GREAT STREAM COMMONS

ALLENWOOD, PA

- 3.5 Acres +/- to Support 6,000 SF +/-
- Asking Price: \$100,000
- Approximately 1 Acre +/- Buildable Area
- Uses Include: Trailer Parking, Retail, Drive-Thru Restaurant, and More

± 1 Buildable Acre



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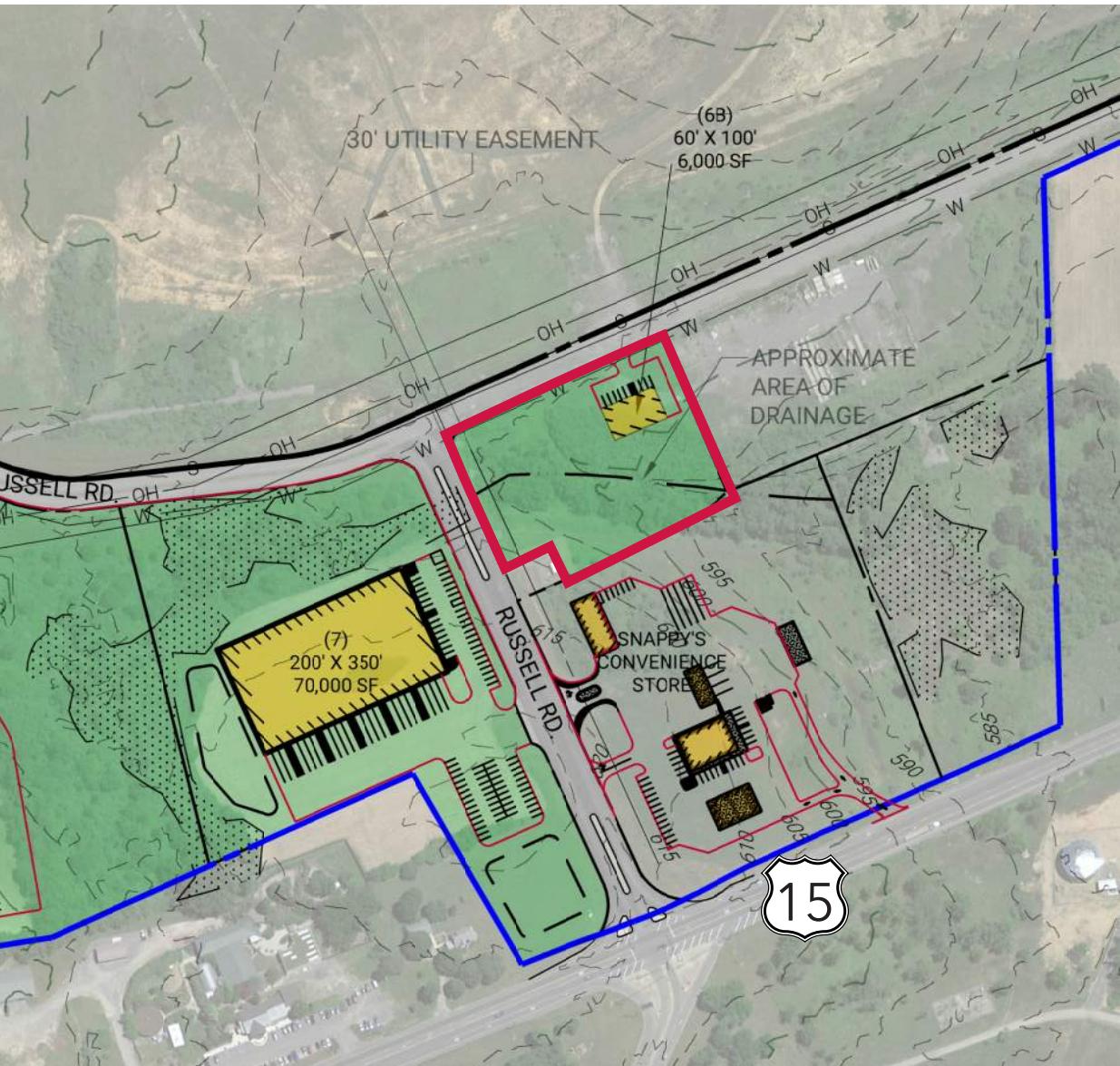
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ALLENWOOD, PA

PROPERTY FEATURES

- 6.1 Miles to/from I-80
- KOZ - 2027 (See page 3)
- Part of a Master Planned Industrial Park
 - Infrastructure in Place
 - Streamlined Entitlements
- Join These Others at Great Stream Commons
 - Mericle / Bimbo Bakeries
 - PNK Group (Spec Developers)
 - Moran Logistics
 - Snappy's Convenience Stores
 - Patton Warehousing and Logistics
 - ModCorr

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KEYSTONE OPPORTUNITY ZONE (KOZ)

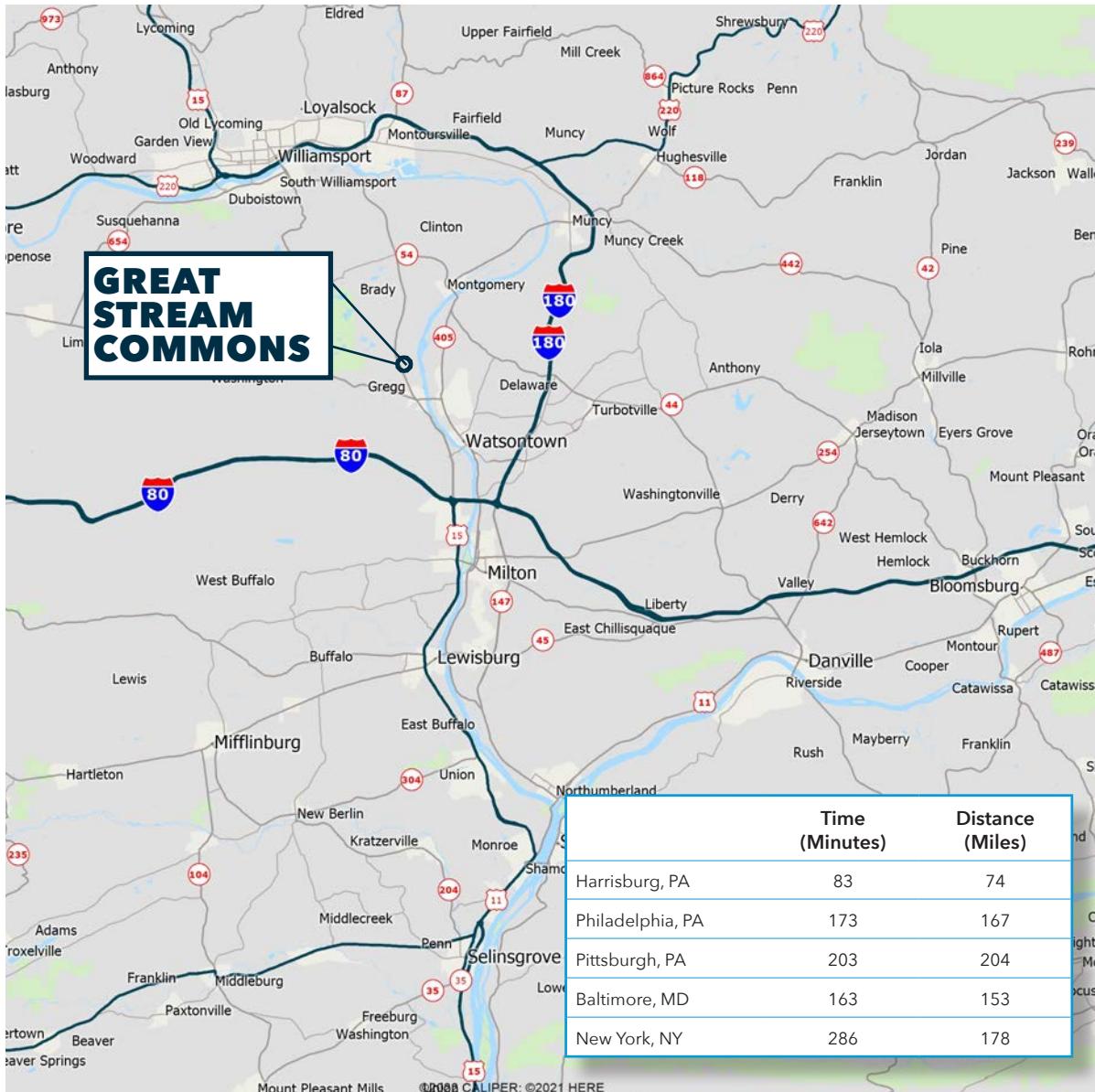
Binding ordinances and resolutions are passed granting the waiver, abatement or exemption of certain state and local taxes. Depending on the situation, the tax burden maybe reduced to zero through exemptions, deductions, abatements and credits for state and local taxes.

State Taxes Eligible for Waiver:

- Corporate / Personal Net Income
- Sales & Use Taxes
- Several Others

Local Taxes Eligible for Waiver:

- Earned Income / Profits Tax
- Property Taxes
- Gross Receipts / Business Privilege Taxes
- Sales & Use Taxes



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