

145 BELLVIEW ROAD

CONNELLSVILLE, PA 15425

FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	12,100 SF
Available SF:	
Lot Size:	45 Acres
Price / SF:	\$206.61
Zoning:	M2
Market:	Pittsburgh Southeast
Submarket:	Fayette County

PROPERTY OVERVIEW

Scrap metal and recycling facility; comprised of its own power station, three buildings totaling roughly 12,000 SF with two large garages and a 60x60 office, full kitchen, conveyor belt system, truck scales and vehicles. The main garage has heated floors and can accommodate several heavy industrial vehicles. Over 45 ACRES on four parcels.

PROPERTY HIGHLIGHTS

- - Three industrial buildings totaling 12,000 SF
- - Zoned M2 for industrial use
- - Located in Pittsburgh Southeast area
- - Ideal for manufacturing, assembly, and distribution
- - Spacious layout for flexible business operations
- - Prime investment opportunity for industrial sector
- - Ample space for growth and expansion
- - Strategic location for logistical advantages

ONE

JAIME BONGIORNO

724.941.1427

jaimedeya8@gmail.com

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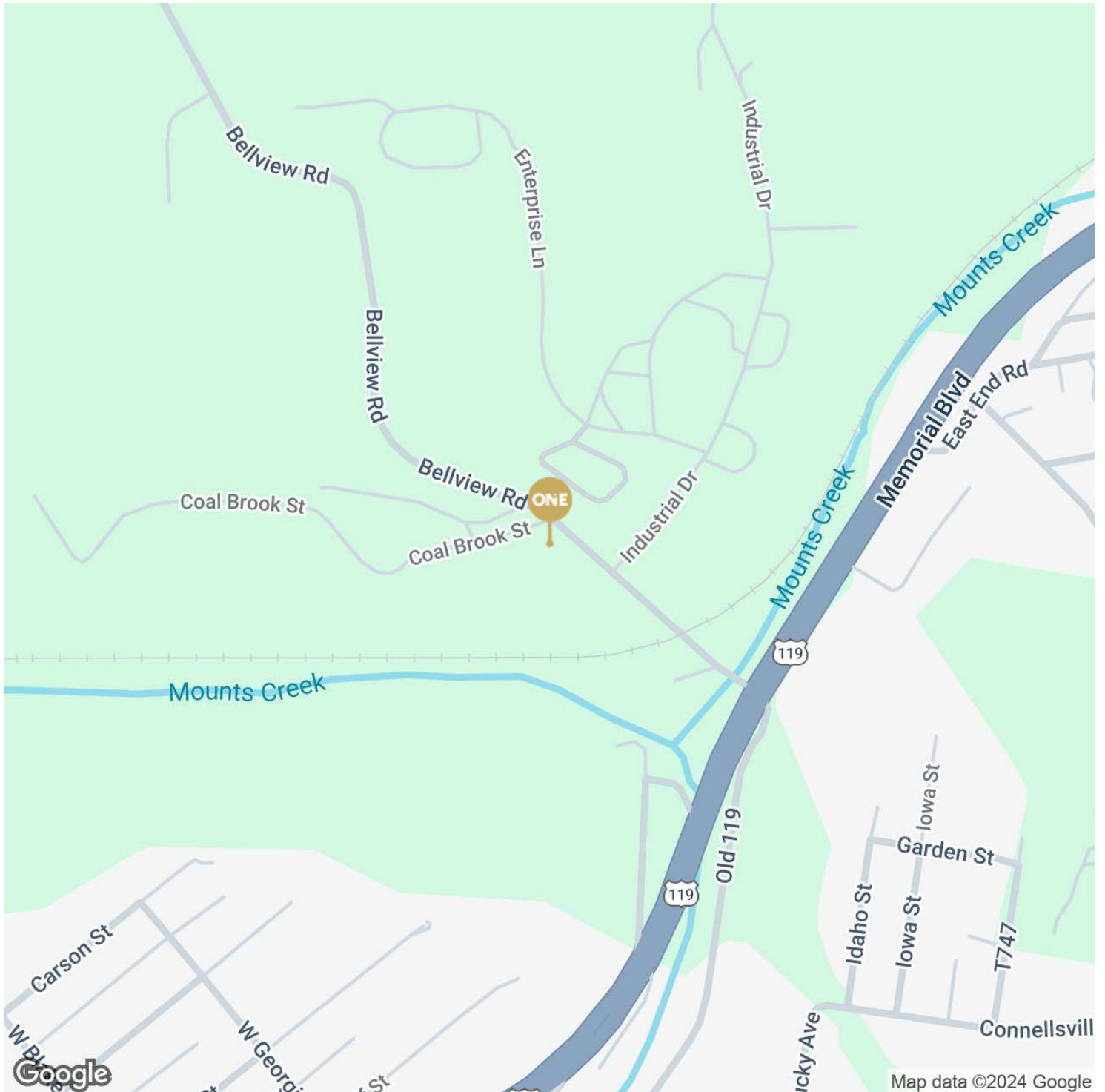


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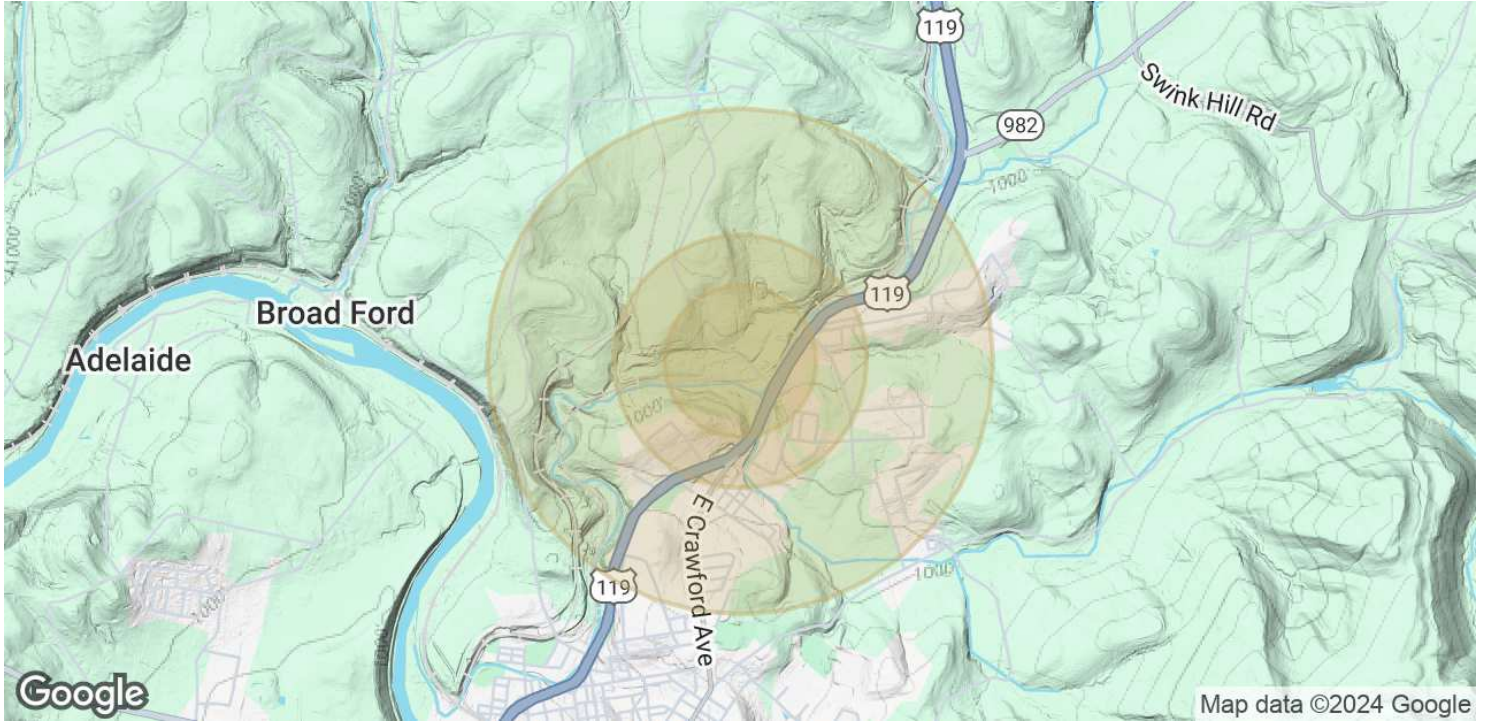
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	78	378	1,595
Average Age	48	47	47
Average Age (Male)	47	46	46
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	35	170	719
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$86,768	\$82,833	\$81,137
Average House Value	\$204,302	\$190,203	\$186,937

Demographics data derived from AlphaMap



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