



3772 MILLERS RUN
3772 Millers Run Road, McDonald, PA 15057

FOR SALE
MIXED USE

- Multi-Stream Income
- Built-in Foot Traffic
- High Visability



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Property Summary

Lot Size:	0.58 Acres
Parking:	Available
Price:	\$400,000
Year Built:	1910
Zoning:	Mixed Use Res/Comm

Property Overview

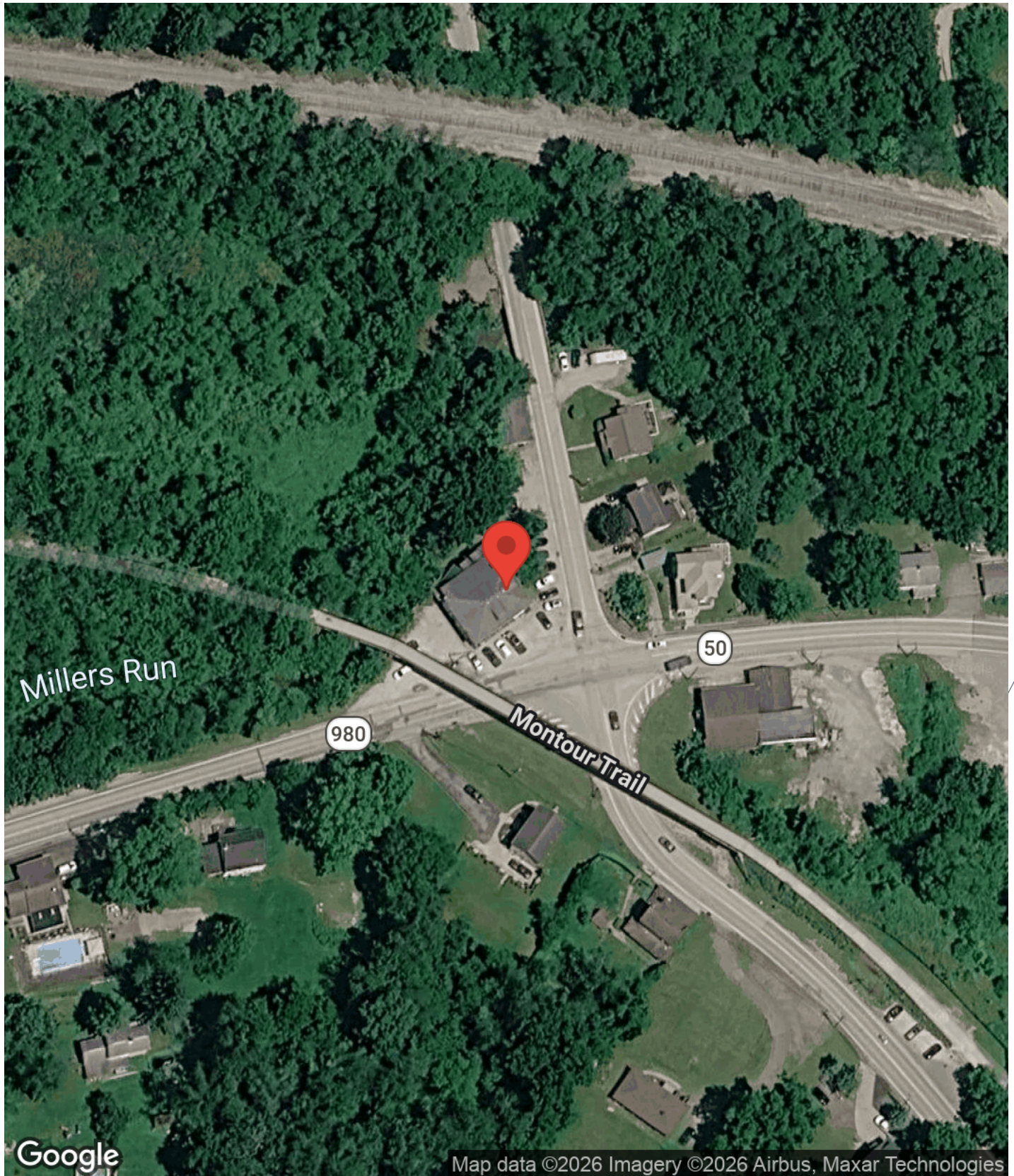
Prime, high-visibility income property located in the heart of Cecil Township with parking! This fully leased and occupied mixed-use property offers a remarkable blend of stable, immediate cash flow and strong value-add potential. Situated in a high-traffic corridor directly near the popular Montour Trail, the property enjoys exceptional exposure and consistent foot and vehicular traffic. The portfolio features five fully occupied units plus a detached garage, anchored by three residential units, and two well-established commercial tenants: a local restaurant and a premier tanning salon. The remaining units provide reliable residential income, ensuring a diversified revenue stream from day one. Whether you are looking to expand your commercial portfolio with an established income producer or capitalizes on future rent optimization and value-add improvements, this Cecil Township staple delivers on position, performance, and potential.

Location Overview

High-Traffic Corner | Unmatched Regional Connectivity
Situated at the prominent intersection of Route 50 and Route 980 in Cecil Township, this versatile commercial/residential property offers exceptional visibility, strong local foot traffic, and immediate access to key regional transit corridors. Located just 4 miles from the new Southern Beltway (I-576) interchange, providing a seamless 20-minute drive to the Pittsburgh International Airport and swift connections to I-79, downtown Pittsburgh (25 mins), and Washington, PA.

AERIAL MAP

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.