



FORMER CONNEAUT VALLEY MIDDLE SCHOOL  
**22154 STATE ROUTE 18**  
**CONNEAUTVILLE, PA 16406**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

A large, two-story brick building with a prominent glass-paned section on the left side. The building has a flat roof and a central entrance with a small awning. In front of the building is a paved parking lot and a grassy area with a few trees. The sky is blue with some light clouds.

22154 STATE  
ROUTE 18

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**EXECUTIVE SUMMARY**

# INVESTMENT OVERVIEW



## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to acquire **22154 State Route 18**, the former **Conneaut Valley Middle School** located in Conneautville, Pennsylvania. Situated on **27.39 acres**, this expansive **102,059 SF** campus offers a rare combination of scale, infrastructure, and redevelopment potential in a scenic Western Pennsylvania setting.

Currently still powered and maintained daily by the school district, it's vacant, but turn-key components include not only the primary building, but multiple athletic facilities—including a football stadium with field house and locker rooms, baseball and softball fields, and two gymnasiums. Building off of its three-story academic structure, the property is well-positioned for adaptive reuse across a broad range of community, institutional, educational, recreational, and residential (senior living/multi-family) applications.

## OFFERING SUMMARY

**SALE PRICE** \$1,750,000

**ADDRESS** 22154 State Route 18  
Conneautville, PA 16406

**SUBMARKET** Erie/Pennsylvania  
Northwest Area

**PARCEL ID** 51-0-041307 &  
51-0-041306

**ZONING** None

**SALE TYPE** Vacant Building/As Is

**LOT SIZES** 27.39 AC

**BUILDING SIZE** 102,059 SF

**STORIES** 3

**YEAR BUILT** 1955

**RENOVATED** 2004

**ELEVATORS** 2 Full service elevators

**PARKING** 159 Spaces

# PROPERTY FEATURES

<b>FOUNDATION</b>	Concrete, Block	<b>FIRE PROTECTION</b>	Fire alarm system
<b>WALLS/FRAMING</b>	Brick / Masonry, Block Framing	<b>SITE IMPROVEMENTS</b>	Concrete sidewalks/curbs, Fieldhouse/concession building, Fencing, Scoreboard, Press box
<b>ROOF</b>	Flat Rubber	<b>ADA</b>	ADA compliant facilities
<b>HVAC</b>	Gas Hot Water Boiler Heat; Central Air Units	<b>LANDSCAPING</b>	Variety of trees, shrubbery and grass
<b>INSULATION</b>	Within any finished and enclosed walls and/or ceilings, we assume the insulation to be standard and to code	<b>SIGNAGE</b>	Monument
<b>LIGHTING</b>	Various	<b>SITE COVERAGE RATIO</b>	5.92%, which is within market standards for similar special purpose properties in the area
<b>ELECTRICAL</b>	Advanced IT/Security system with motion sensors and cameras. Institutional grade MEP and infrastructure - Backup generator		
<b>INTERIOR WALLS</b>	Drywall, Block		
<b>DOORS/WINDOWS</b>	Steel/Fiberglass exterior doors, Wood interior doors; Aluminum fixed pane, casement windows		
<b>CEILINGS</b>	Drywall, Acoustical Tile		
<b>PLUMBING</b>	Commercial grade kitchen, Multi-user restrooms and locker room shower plumbing		
<b>FLOORS</b>	Carpet, Commercial grade tile, Hardwood		



# OFFERING HIGHLIGHTS



The former Conneaut Valley Middle School offers a substantial physical footprint with 102,059 SF on 27.39 acres, providing a versatile environment for a wide range of future uses. The campus layout—which includes two gymnasiums, a football stadium with supporting facilities, and multiple ballfields—creates a functional framework that can support educational, recreational, community, or organizational programs without requiring extensive upfront reconfiguration.



A key advantage of this property is the unusual degree of flexibility afforded by its location in Crawford County, where there are no municipal zoning restrictions. This allows prospective owners to explore a variety of concepts—whether residential (senior living/multi-family), institutional, public-sector, or specialty-use—without navigating lengthy entitlement processes or zoning approvals. For groups or buyers evaluating long-term adaptability or anticipating phased program changes, this regulatory environment offers meaningful convenience.



The broader financial environment supports this flexibility. Crawford County's comparatively low tax structure can help reduce ongoing carrying costs across a range of operational or redevelopment scenarios. Combined with the scale of the improvements, the athletic infrastructure, and the overall condition of the facility, the property provides a practical platform for organizations seeking space that can readily accommodate current needs while allowing room for thoughtful future planning.

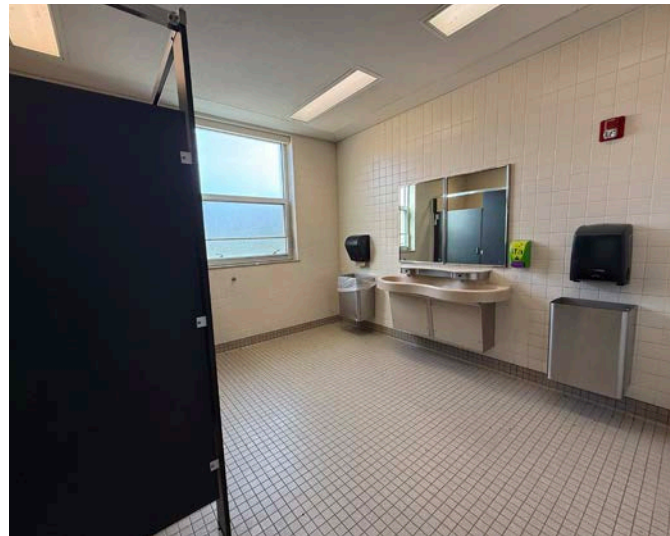
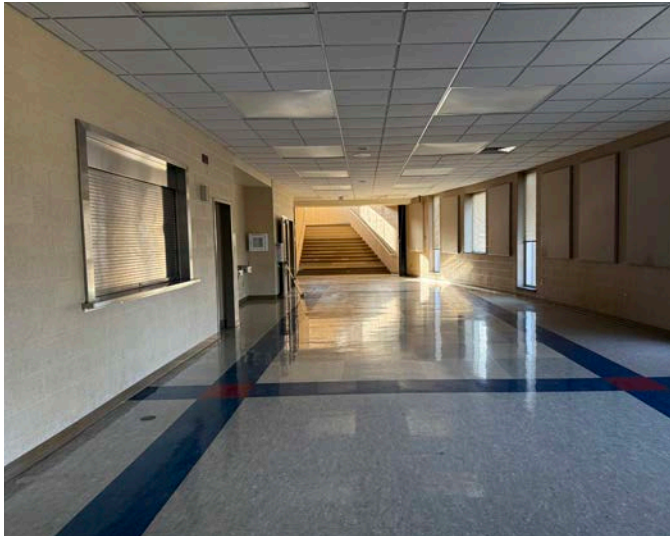
# EXTERIOR PHOTOS



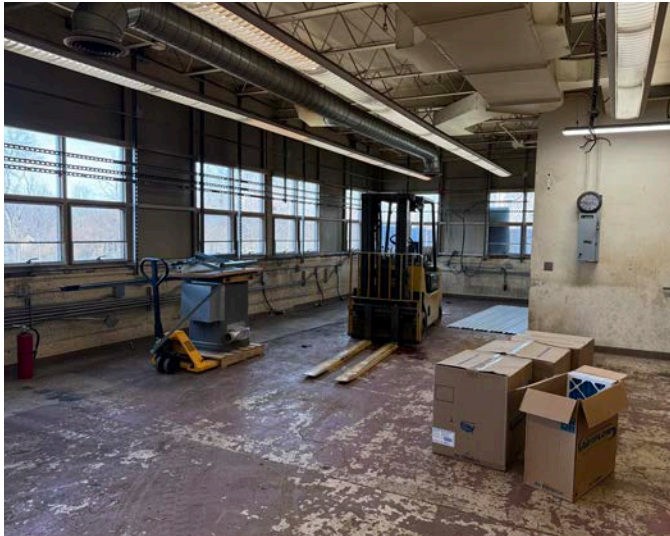
# EXTERIOR PHOTOS



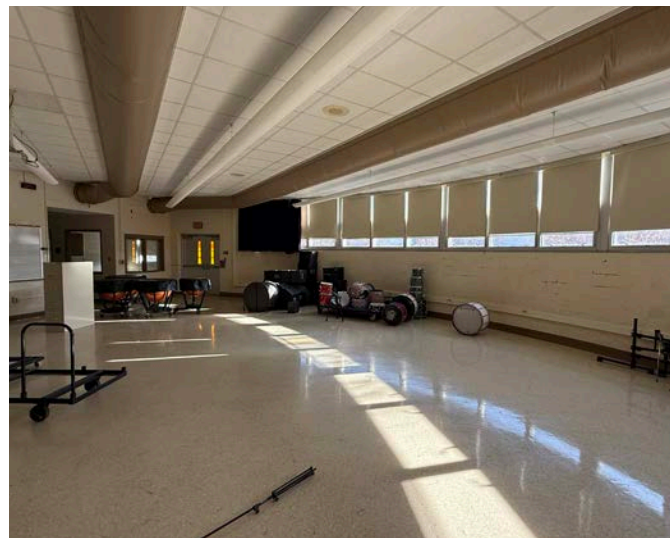
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



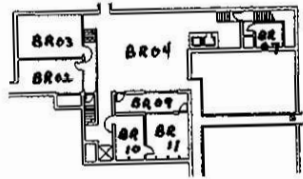
# INTERIOR PHOTOS



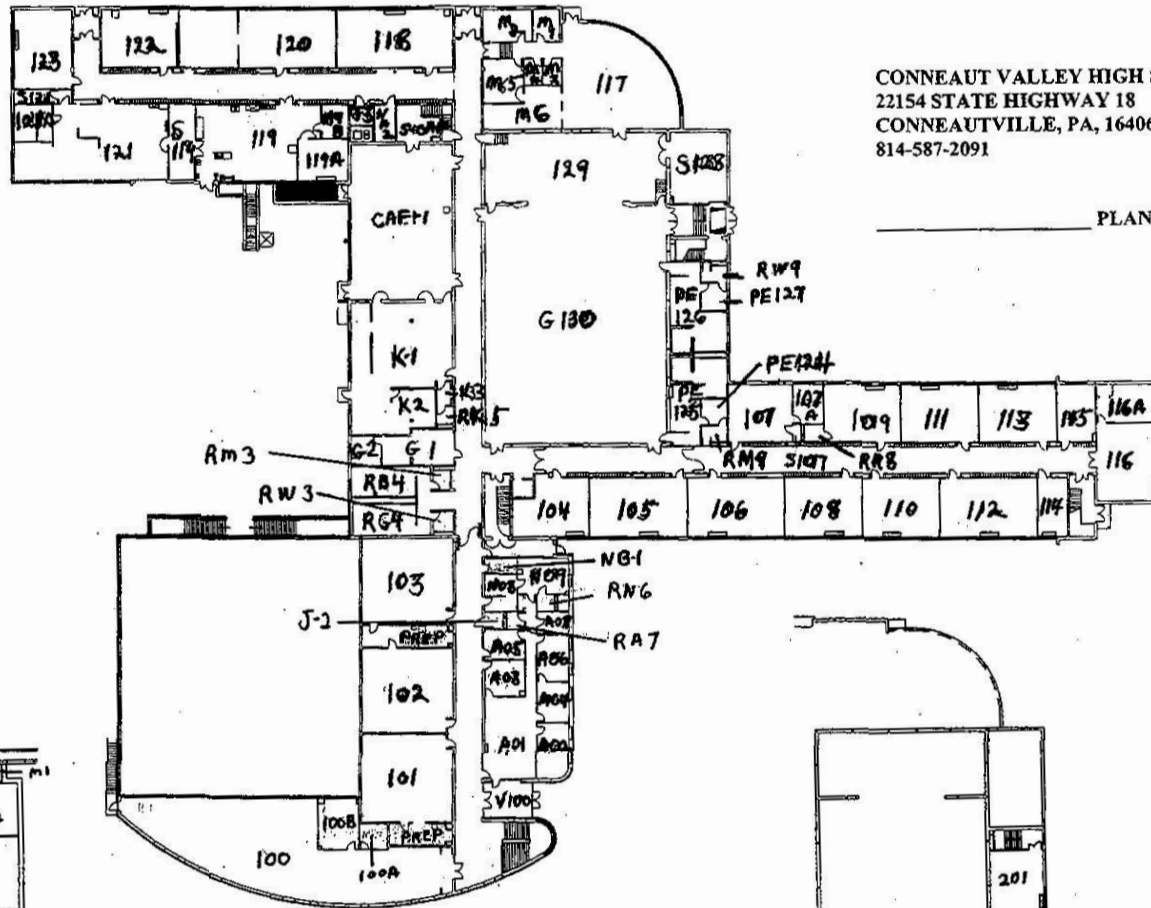
# BUILDING FLOOR PLAN

CONNEAUT VALLEY HIGH SCHOOL  
 22154 STATE HIGHWAY 18  
 CONNEAUTVILLE, PA, 16406  
 814-587-2091

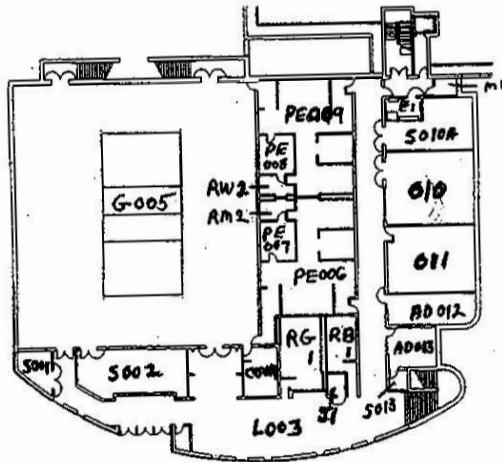
PLAN



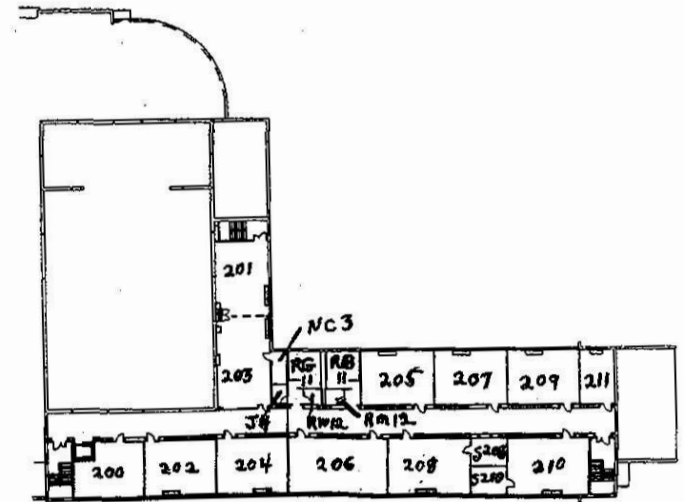
BOILER ROOM



FIRST FLOOR

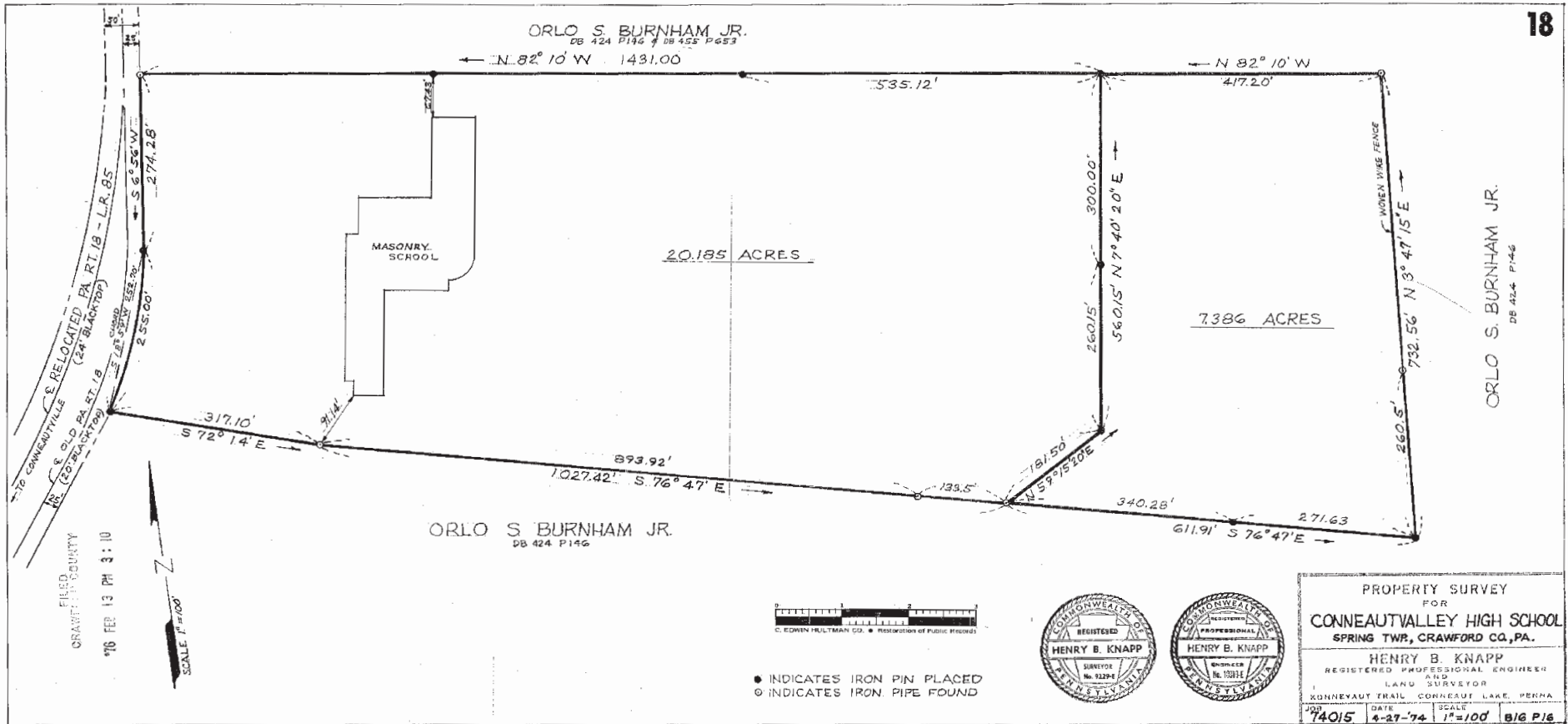


GROUND FLOOR



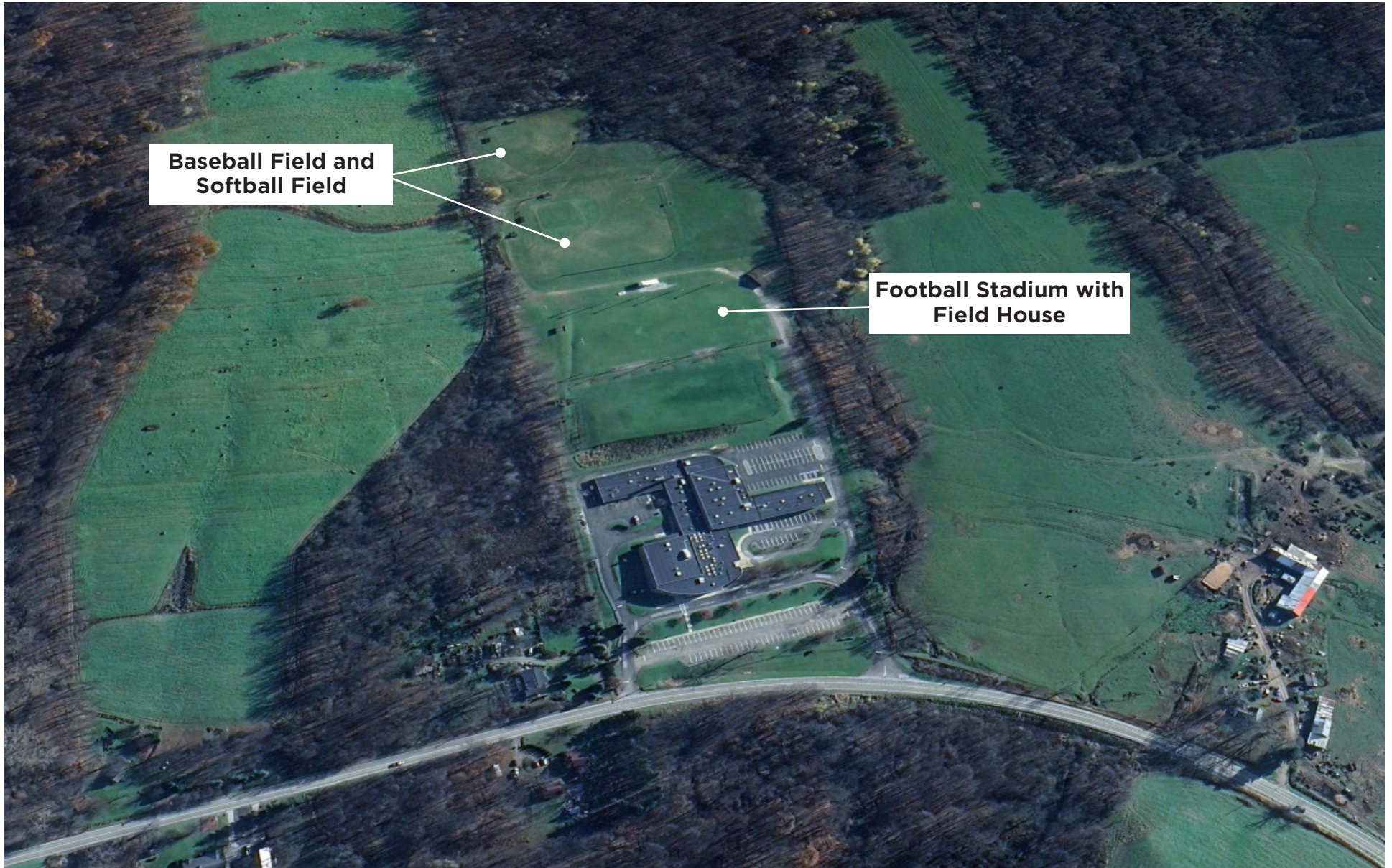
SECOND FLOOR

# PROPERTY SURVEY



18

# PROPERTY AERIAL



22154 STATE  
ROUTE 18

**LOCATION OVERVIEW**





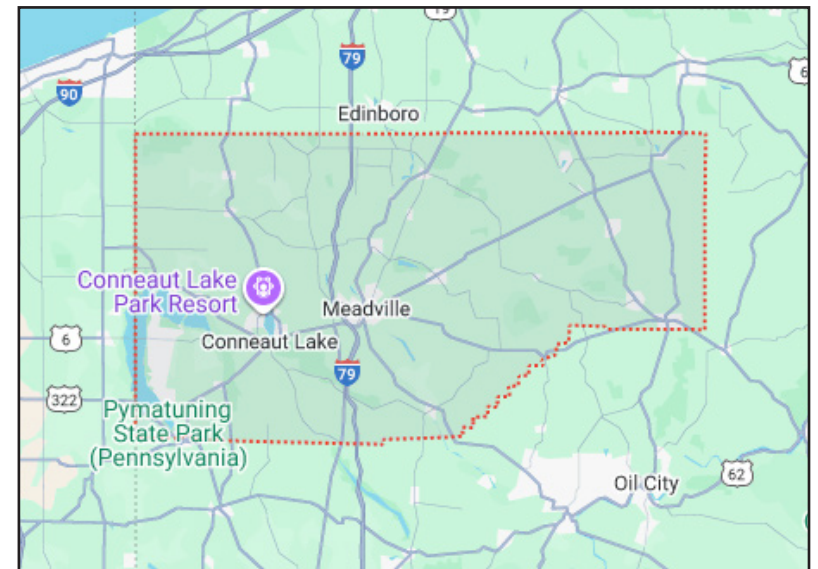
# LOCATION OVERVIEW

## CRAWFORD COUNTY



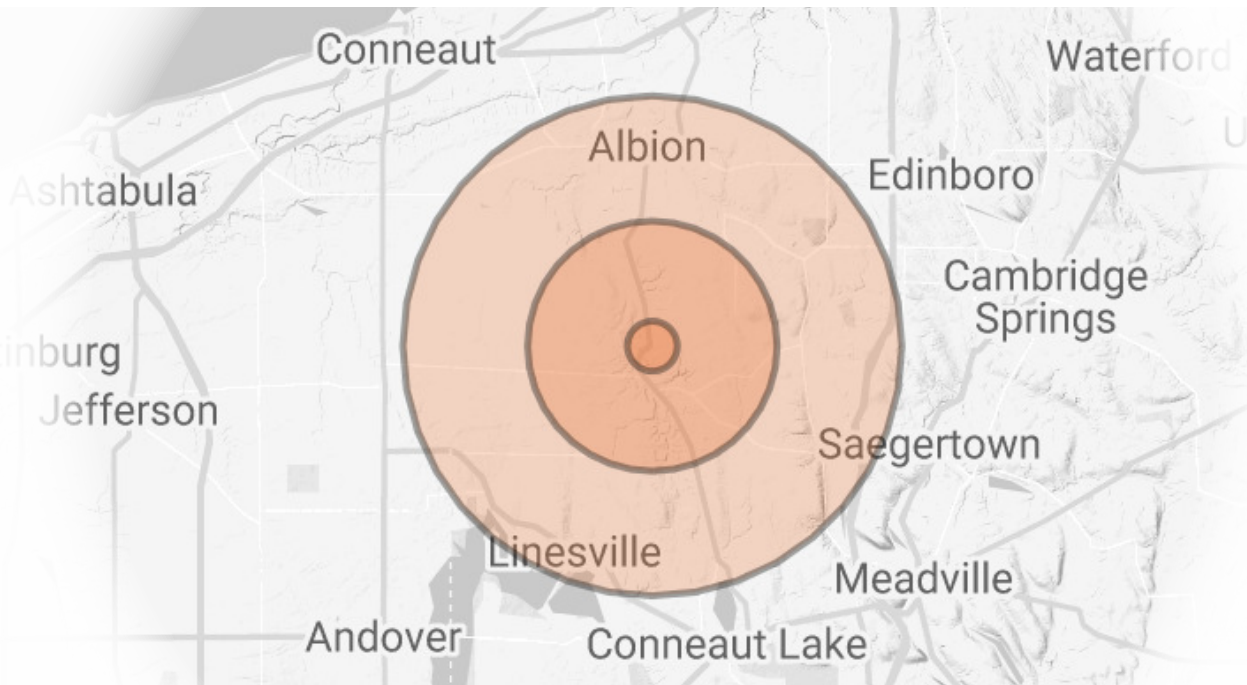
**Crawford County**, Pennsylvania is a scenic and economically diverse region in northwestern Pennsylvania, anchored by the city of Meadville. Known for its strong manufacturing base, educational institutions, and abundant outdoor recreation, the county offers a balance of small-town charm and strategic connectivity. Home to Allegheny College and several major employers, Crawford County continues to attract residents and businesses seeking affordability, workforce stability, and quality of life. With access to I-79 and Route 322, the area connects easily to Erie, Pittsburgh, and Cleveland, making it both livable and logistically advantageous.

- Home to **Allegheny College**, one of the nation's oldest liberal arts institutions.
- Strong **manufacturing and industrial base**, including tool and die and plastics production.
- Features **Conneaut Lake**, Pennsylvania's largest natural lake, and **Pymatuning State Park**.
- Strategic access via **Interstate 79** and major regional routes.
- Offers abundant **outdoor recreation**, scenic parks, and year-round tourism appeal.



# LOCATION OVERVIEW & DEMOGRAPHICS

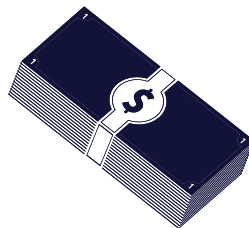
## CONNEAUTVILLE



**Conneautville, PA** is a small, close-knit borough located in northwestern Crawford County near the Ohio border. Steeped in rural charm and historic character, Conneautville offers a quiet, family-oriented lifestyle surrounded by rolling farmland and natural beauty. Originally settled in the early 1800s, the community retains much of its traditional small-town feel while benefiting from proximity to larger markets such as Meadville, Erie, and Ashtabula, Ohio. The borough serves as a local hub for agricultural activity and small businesses, with strong ties to the surrounding Conneaut Valley area.



AVERAGE  
**AGE**  
**42.8**  
\*1 Mile Radius



AVERAGE HOUSEHOLD  
**INCOME**  
**\$76,579**  
\*10 Mile Radius

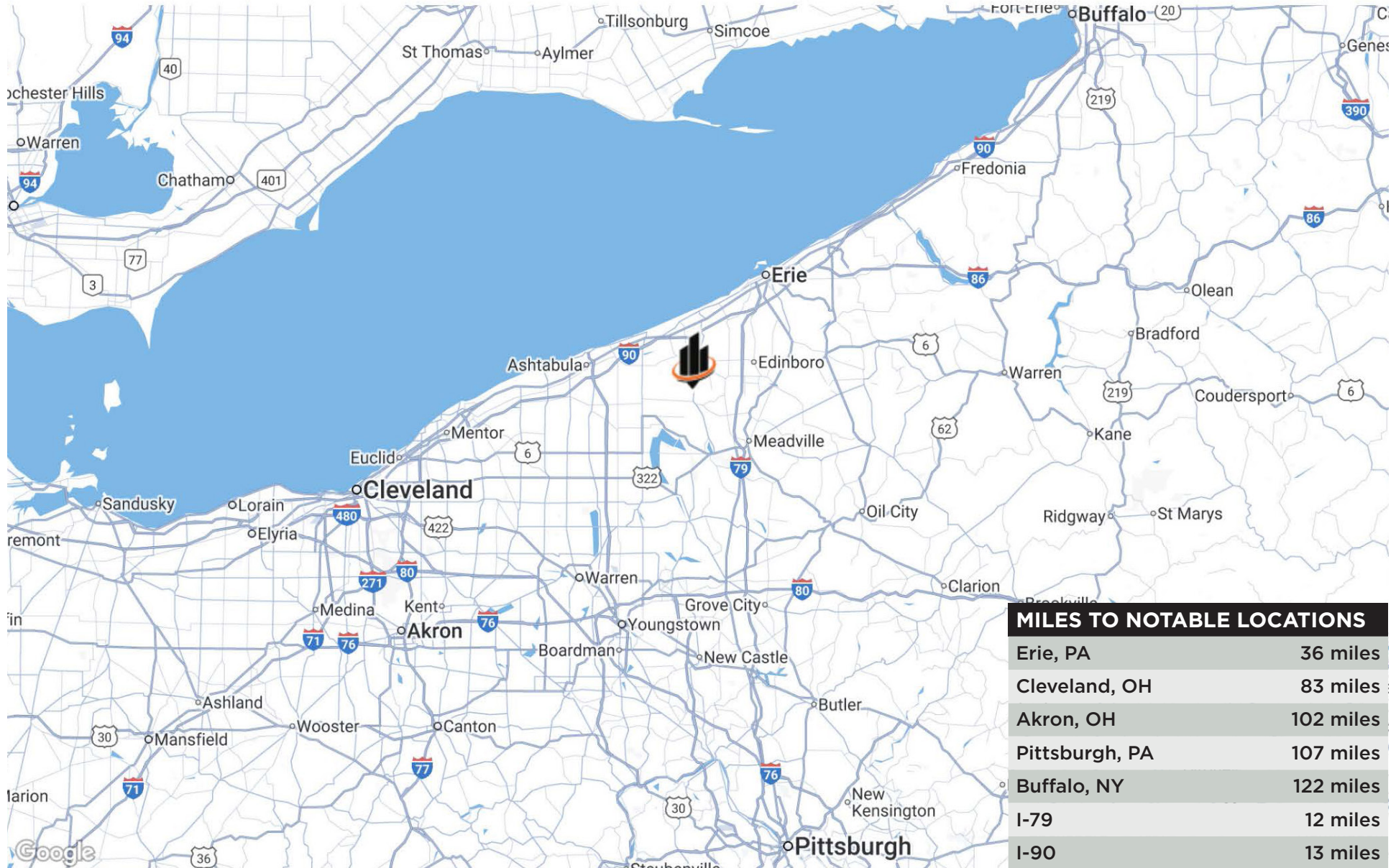


DAYTIME EMPLOYEES  
**4,688**  
\*10 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES
2024 Total Population	139	2,886	17,878
2029 Projected Population	126	2,682	17,368
Average Age	42.8	43.7	44.0
Median Home Value	\$132,143	\$127,839	\$143,361

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	57	1,103	6,338
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$69,043	\$69,326	\$76,579
Median HH Income	\$55,714	\$54,295	\$59,748

# DISTANCE FROM MAJOR CITIES





## SALES TEAM

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