

# VALUE-ADD MOTEL INVESTMENT

## Interstate Redevelopment Opportunity

126 Miller Lane, Waynesburg, PA 15370



### PROPERTY OVERVIEW

<b>Property Type</b>	Independent Motel
<b>Rooms</b>	60
<b>Building Size</b>	18,332 SF
<b>Owner Residence</b>	1,536 SF
<b>Land Area</b>	7.98 AC
<b>Zoning</b>	C-1 Commercial
<b>Parking</b>	78 Spaces
<b>Construction</b>	Wood Frame w/ EIFS Exterior
<b>HVAC</b>	Through-Wall Units

### PROPERTY HIGHLIGHTS

- 60-Room Hospitality Asset
- Two-Story Exterior Corridor Motel
- Approximately 18,332 SF Building
- Detached 1,536 SF Manager's Residence
- Built in 1988

**NAI Burns Scalo**  
Brokerage Services

**NAI Mertz**

**JAKE MACHEL**

+1 724 288 6588

[jmachel@naiburnsscalo.com](mailto:jmachel@naiburnsscalo.com)

**CURT STARR, SIOR**

+1 214 316 0737

[cstarr@naiburnsscalo.com](mailto:cstarr@naiburnsscalo.com)

**FRED MEYER, SIOR**

+1 609 410 9223

[fred.meyer@naimertz.com](mailto:fred.meyer@naimertz.com)

# INVESTMENT HIGHLIGHTS

## VALUE-ADD / REPOSITIONING OPPORTUNITY

- Property Offered Below Replacement Cost
- Opportunity To Renovate & Reposition Motel
- Potential Alternative Uses Include:
  - Extended Stay Lodging
  - Workforce Housing
  - Redevelopment for Retail or Service Uses
  - Highway Commercial Development

## LARGE COMMERCIAL SITE (7.9 ACRES)

- Nearly 8 Acres of Commercially Zoned Land
- Significant Excess Land for Redevelopment, Expansion, or Adaptive Reuse
- Flexible C-1 Commercial Zoning



**NAI Burns Scalo**  
Brokerage Services

**NAI Mertz**

**JAKE MACHEL**

+1 724 288 6588

[jmachel@naiburnsscalo.com](mailto:jmachel@naiburnsscalo.com)

**CURT STARR, SIOR**

+1 214 316 0737

[cstarr@naiburnsscalo.com](mailto:cstarr@naiburnsscalo.com)

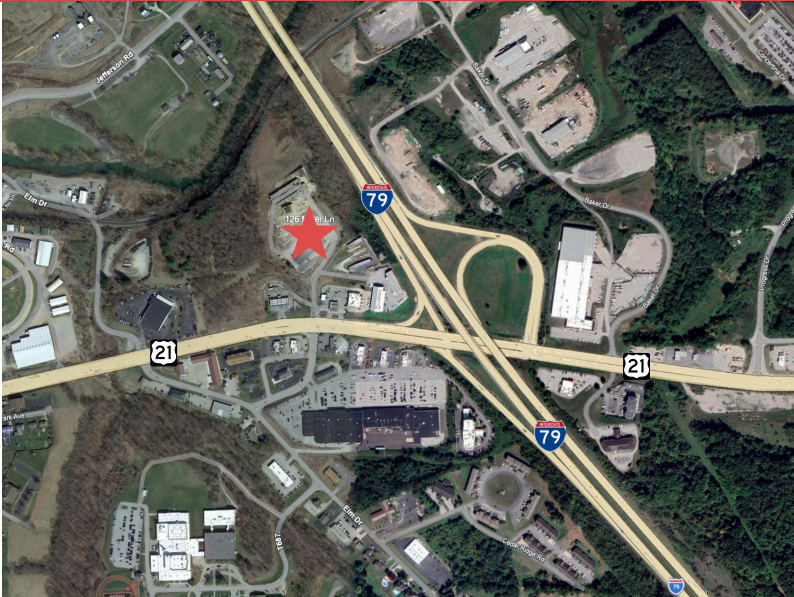
**FRED MEYER, SIOR**

+1 609 410 9223

[fred.meyer@naimertz.com](mailto:fred.meyer@naimertz.com)

# HIGH-VISIBILITY INTERSTATE LOCATION

- Positioned Directly at the I-79 / PA Route 21 Interchange
- Immediate Access to a Major Regional Transportation Corridor
- Strong Exposure to Interstate Traffic Between Pittsburgh and Morgantown



**NAI Burns Scalo**  
Brokerage Services

**JAKE MACHEL**

+1 724 288 6588

[jmachel@naiburnsscalo.com](mailto:jmachel@naiburnsscalo.com)

**CURT STARR, SIOR**

+1 214 316 0737

[cstarr@naiburnsscalo.com](mailto:cstarr@naiburnsscalo.com)

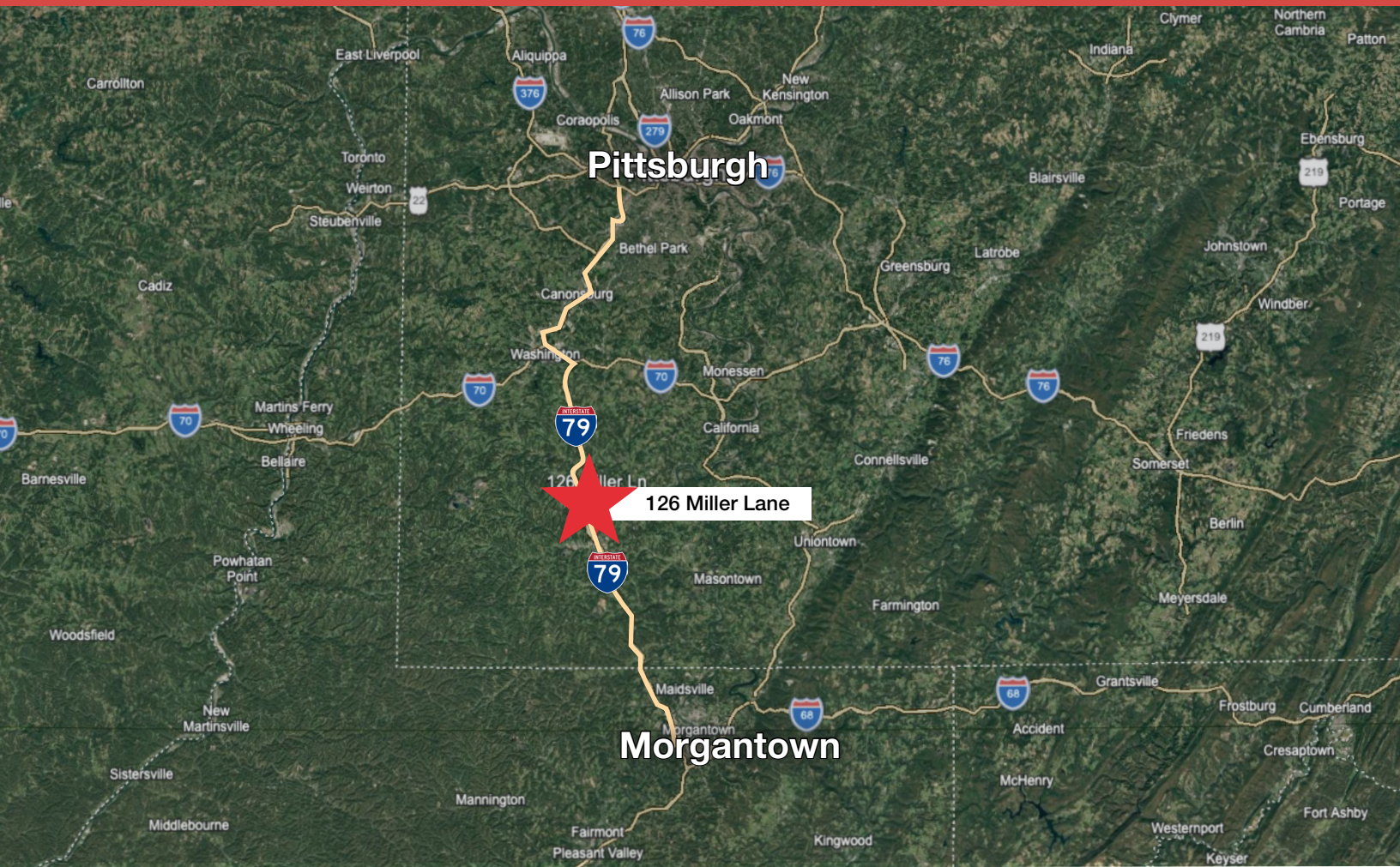
**FRED MEYER, SIOR**

+1 609 410 9223

[fred.meyer@naimertz.com](mailto:fred.meyer@naimertz.com)

**NAI Mertz**

# NORTH-SOUTH CORRIDOR LOCATION



## LOCATION HIGHLIGHTS

- Located in Franklin Township, Greene County, PA
- County Seat: Waynesburg
- Located along major north-south travel corridor (I-79) connecting:
  - Pittsburgh
  - West Virginia
  - Mid-Atlantic Logistics Routes

## DISTANCES TO KEY CITIES

<b>Pittsburgh</b>	50 Miles North of Site
<b>Morgantown</b>	25 Miles South of Site

**NAI Burns Scalo**  
Brokerage Services

**NAI Mertz**

**JAKE MACHEL**

+1 724 288 6588

[jmachel@naiburnsscalo.com](mailto:jmachel@naiburnsscalo.com)

**CURT STARR, SIOR**

+1 214 316 0737

[cstarr@naiburnsscalo.com](mailto:cstarr@naiburnsscalo.com)

**FRED MEYER, SIOR**

+1 609 410 9223

[fred.meyer@naimertz.com](mailto:fred.meyer@naimertz.com)