

SALE MIXED USE/BUSINESS

346 ROUTE 711, JONES MILLS, PA 15646



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OFFERING SUMMARY

PRC Commercial is pleased to exclusively offer Sarnelli's Market, a rare, high-visibility retail investment and owner-user opportunity along State Route 711 in Jones Mills, Westmoreland County, PA. The property delivers current cash flow with clear value-add potential through repositioning, lease restructuring, or redevelopment, underpinned by a prime, irreplaceable location.

BUILDING DESCRIPTIONS

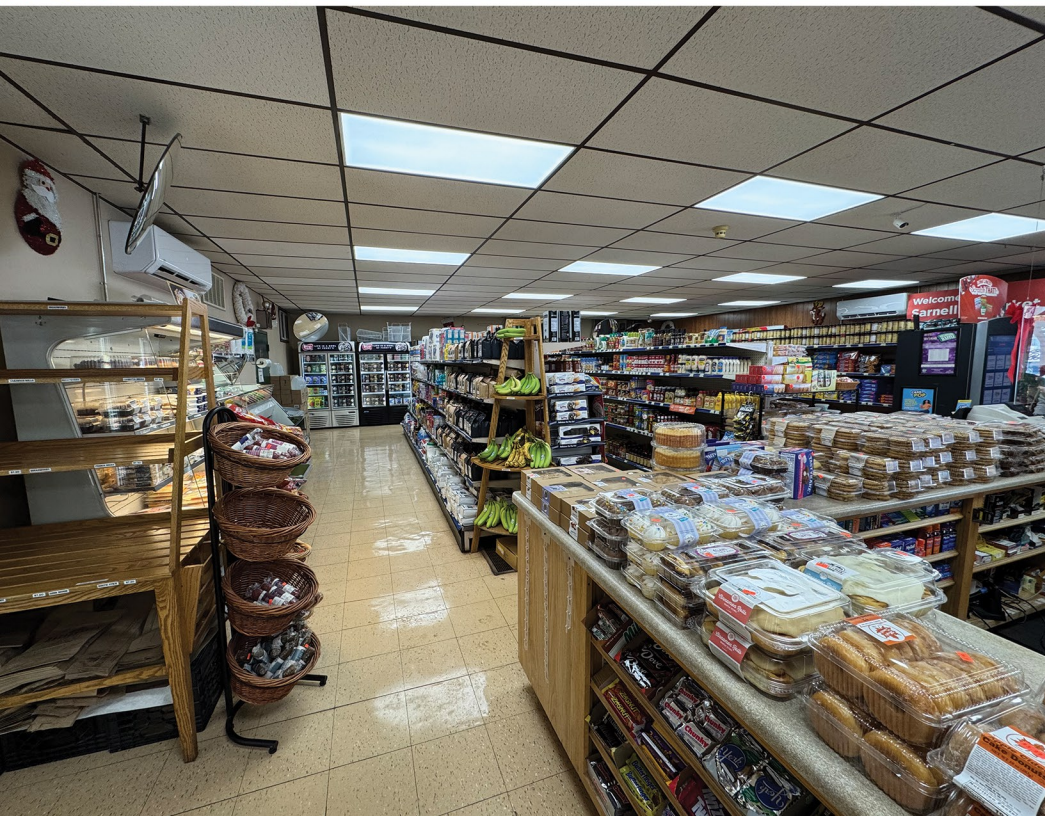
- **Market:** well-known, locally owned neighborhood grocery and specialty market offering everyday essentials and fresh foods
- **Beer Distributor:** locally trusted beer distributor offering a wide selection of domestic, import, and craft beers
- **Wine:** offering a dedicated wine cellar adjacent to the market and beer distributor with a curated selection of sweet, semi-sweet, and dry wines from award-winning local wineries
- **PA Liquor:** spirits shop offering locally produced vodka and moonshine, along with tastings, giftware, and flavorings
- **House (4BR/2BA)**
- **Cottage (2BR/1BA)**

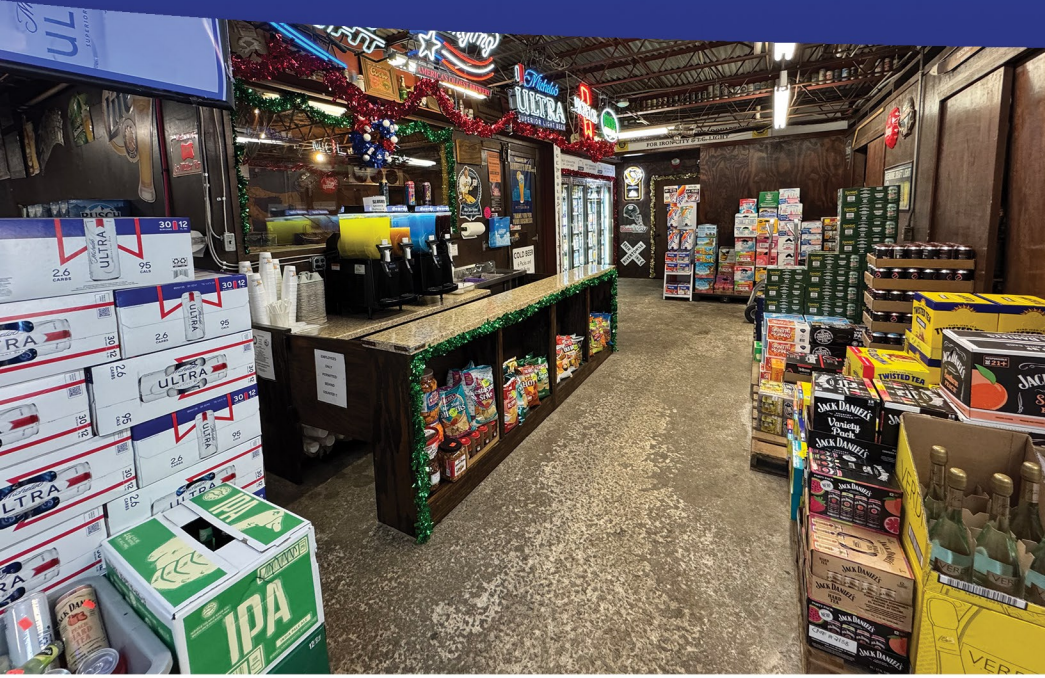
The property features prominent frontage along Route 711 with high daily traffic counts, providing strong visibility and excellent signage opportunities. Convenient ingress and egress make the site easily accessible, serving the Jones Mills community and the surrounding Donegal Township. Its close proximity to Seven Springs, Hidden Valley Resort, the Laurel Highlands, and other regional attractions further enhances exposure by capturing consistent tourism and destination traffic.

- **Zoning:** none
- **Taxes:** \$9,309
- **Lot Size:** 1.6 +/- acres
- **Cap Rate:** 10.13%
- **NOI:** \$303,900
- **Huge Value Add Component**

• **SALES PRICE:** ~~\$3,650,000~~ **\$2,999,000**











HIDDEN VALLEY
RESORT

SEVEN SPRINGS
MOUNTAIN RESORT

