

Northern Cambria Borough, PA 15714



PROPERTY HIGHLIGHTS

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126.4 ACRES FOR SALE IN NORTHERN CAMBRIA BOROUGH, CAMBRIA COUNTY PROPERTY

PROPERTY HIGHLIGHTS

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Latitude: 40.64472
Longitude: -78.78248

Acres: +/-126.4

Coal stripped
 Land reclaimed
 No mineral rights

LAND AREA	126.4 +/- acres
ZONING	C-commercial; S-conservancy (Municipality said the property can be rezoned)
UTILITIES	Water and Sewer to the intersection of Mountain Avenue with Shady Lane
TRAFFIC COUNT	8,000 ADT on US 219 at 24th Street
POPULATION	1/3/5 miles – 1,905/5,907/11,210
HOUSEHOLDS	1/3/5 miles – 782/2,388/4,506
MED HH INCOME	1/3/5 miles - \$44,426/\$44,210/\$45,002
FLOOD ZONE	part of property is in FEMA Zone AE
LOTS	9 total lots with largest 48.1 acres
BUSINESSES (within 1 mile)	Giant Eagle, BiLO, Dollar General, Dairy Queen, True Value Hardware, NAPA Auto parts, Sheetz, elementary, middle and high school
SALE	\$330,000 (\$2,611/acre)
LEASE RATE	\$39,600 per year