



OFFERING MEMORANDUM

For Sale | 28,500 SF Warehouse

1117 WILLOW DRIVE

Waynesburg, PA 15370

PRESENTED BY:

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PA #RS315715

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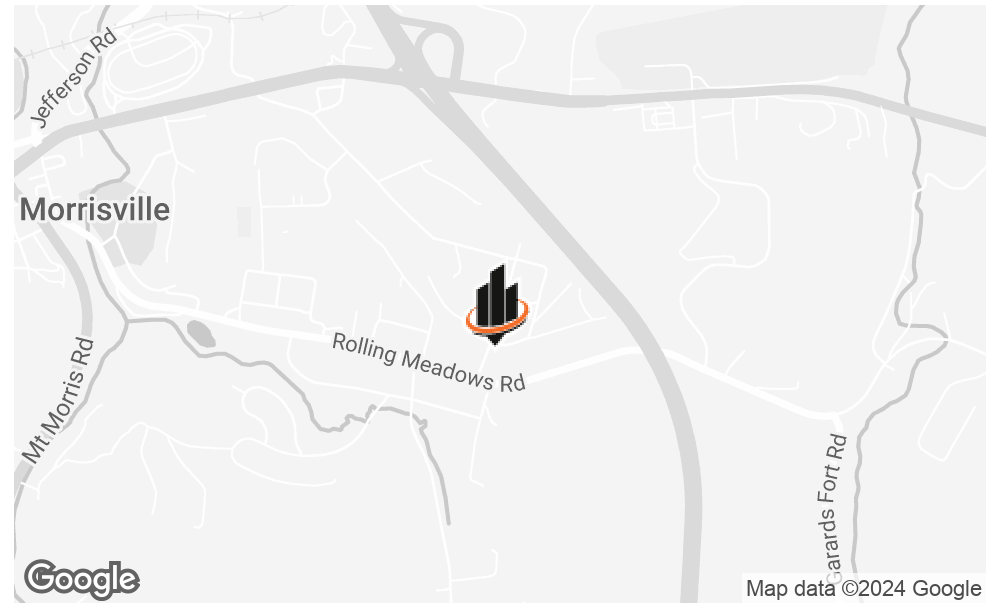
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$798,000
BUILDING SIZE:	28,500 SF
LOT SIZE:	1.51 Acres
PRICE / SF:	\$28.00
PARCEL NO.:	07-27-109-A

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 1117 Willow Dr. This is 28,500+ sf warehouse was purpose-built as a bowling alley. It was subsequently converted to warehouse space and expanded to include drive-in door access, finished office area and 2nd floor bonus storage area. Two small tenant spaces are generating \$33,600 in annual rental income; these tenants are on monthly leases and can remain or vacate as the new owner wishes.

PROPERTY HIGHLIGHTS

- 52 miles to Pittsburgh; easy access to I-79
- 1.51 acre parcel
- \$33,600 in-place rental income
- 2 drive-in doors
- 12' ceiling height in warehouse
- 2nd floor storage in addition to 28,500 sf main level area

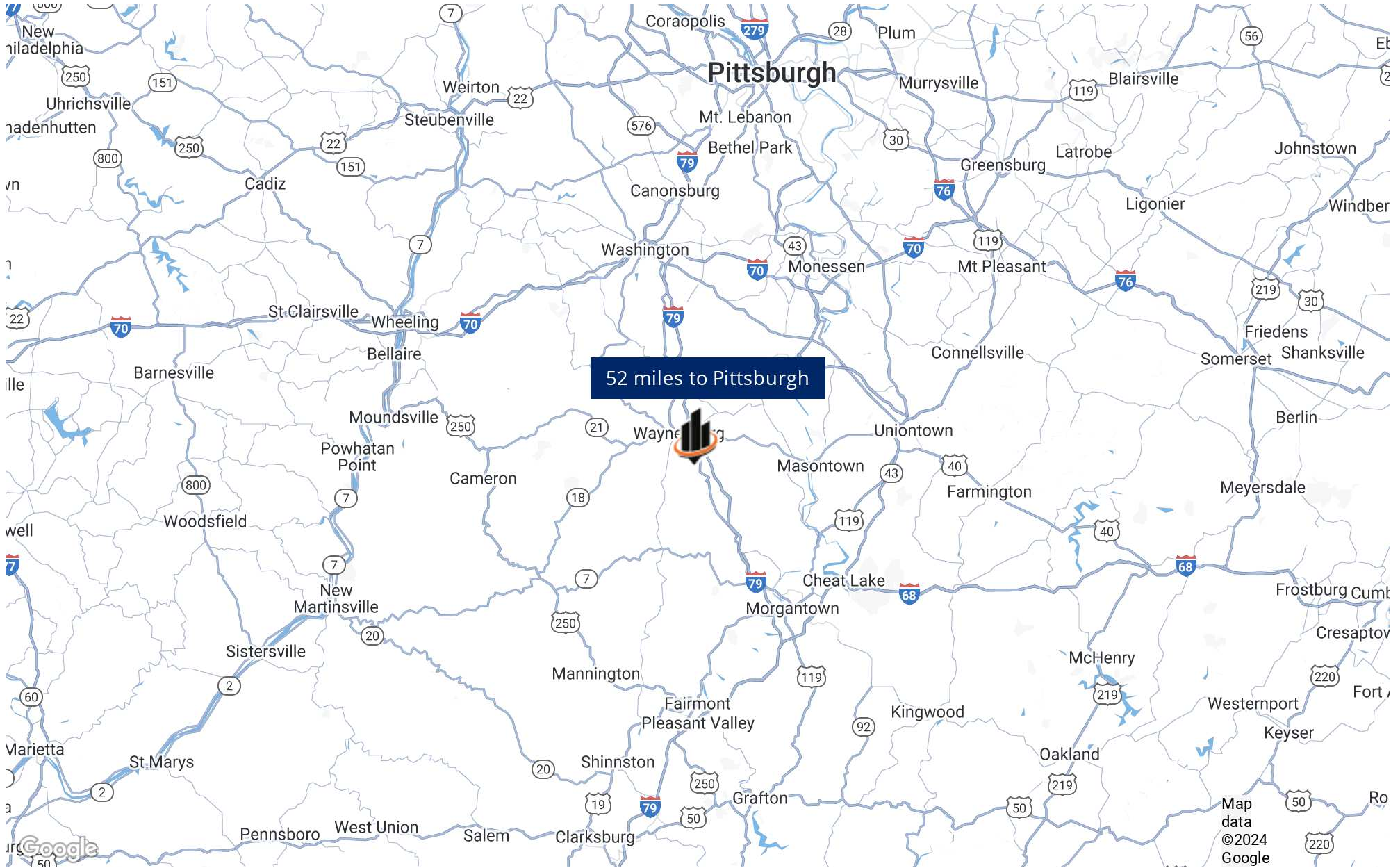
ADDITIONAL PHOTOS



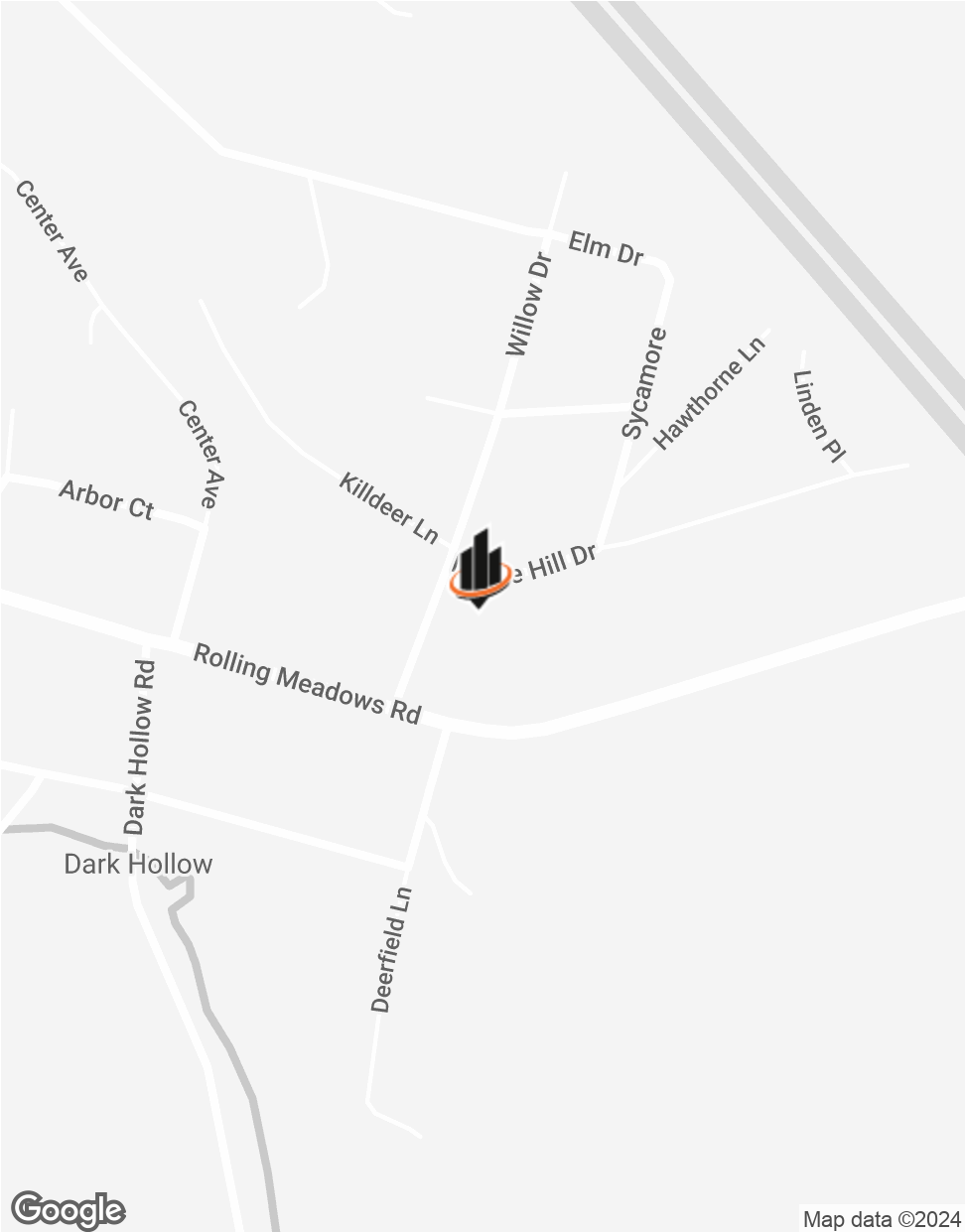
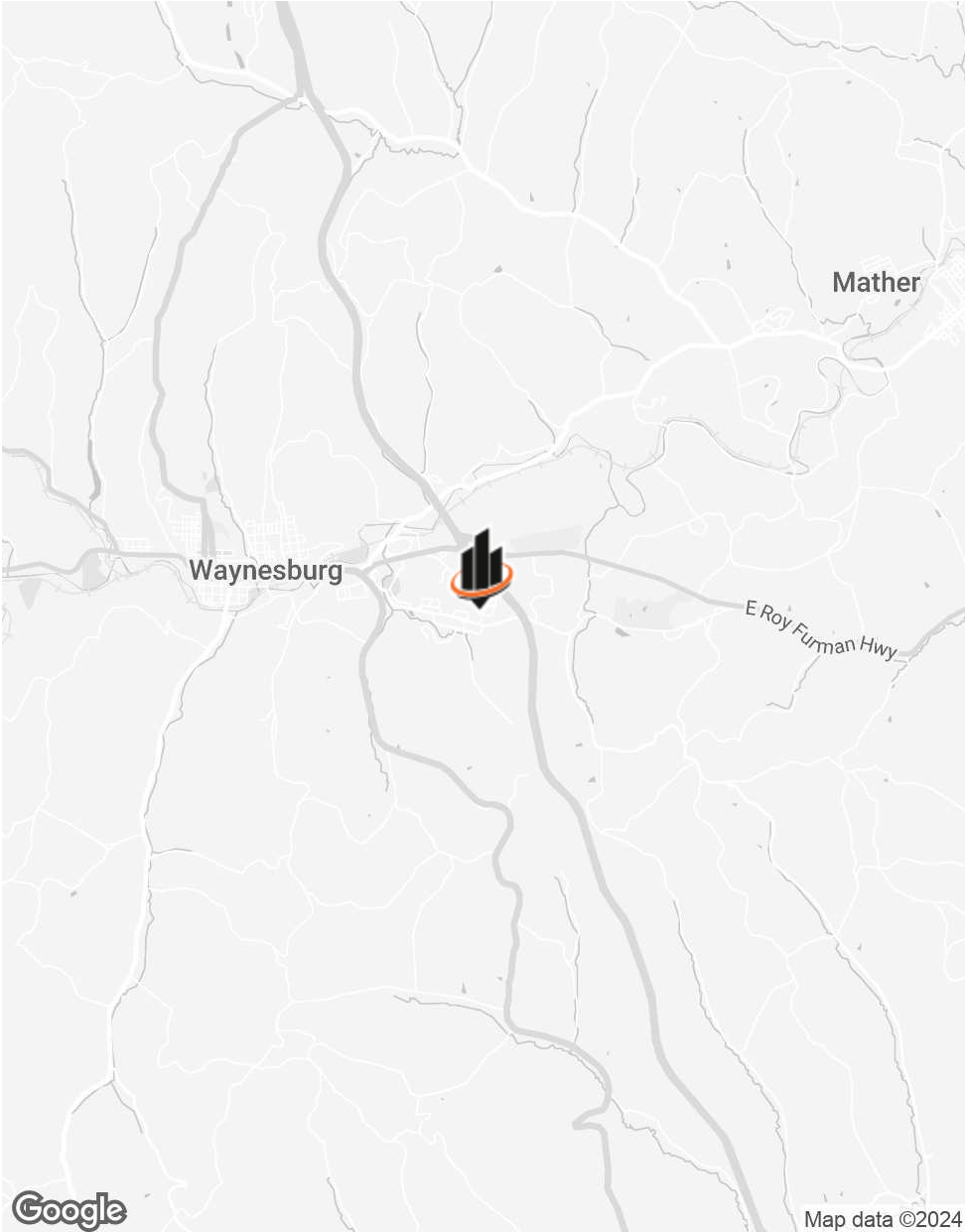


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAPS



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

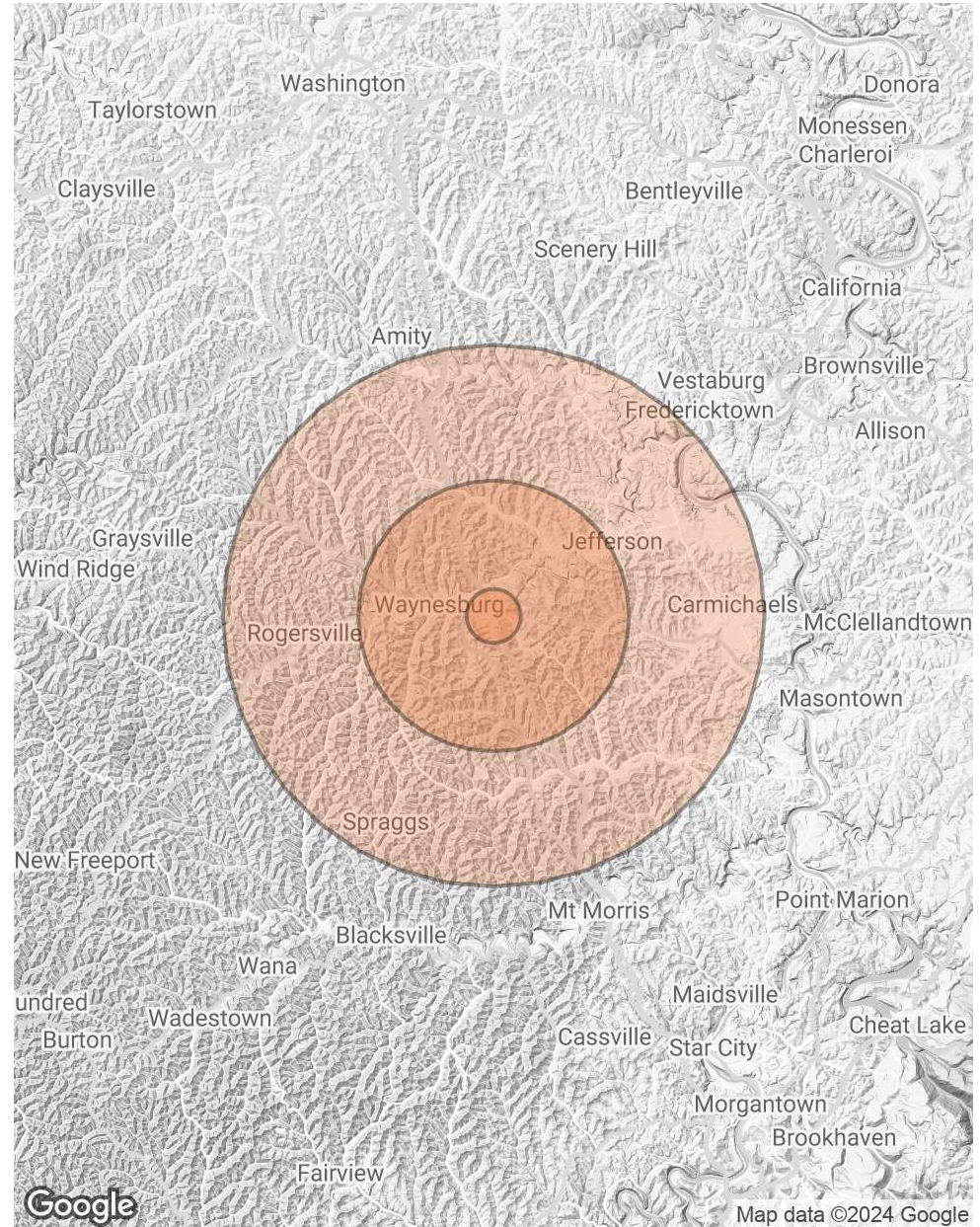
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,633	12,801	27,207
AVERAGE AGE	47	42	43
AVERAGE AGE (MALE)	46	41	42
AVERAGE AGE (FEMALE)	51	45	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	459	4,532	10,592
# OF PERSONS PER HH	3.6	2.8	2.6
AVERAGE HH INCOME	\$96,204	\$72,761	\$81,767
AVERAGE HOUSE VALUE	\$232,984	\$189,936	\$195,558

Demographics data derived from AlphaMap



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