

**FOR
SALE**

**-APPROX.
8 ACRES
-ZONED C1**

THIS PROPERTY PERMITS A VAST ARRAY OF RETAIL USES,
SPANNING ENTERTAINMENT, PROFESSIONAL SERVICE,
COMMERCIAL SERVICE USE, AND RESIDENTIAL CATEGORIES.



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DRIVE**

WAYNESBURGH, PA 15205

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■ **Type**

Land / Natural Gas
Compressor Station

Land Size

Approx 8 Acres

Buildings

3

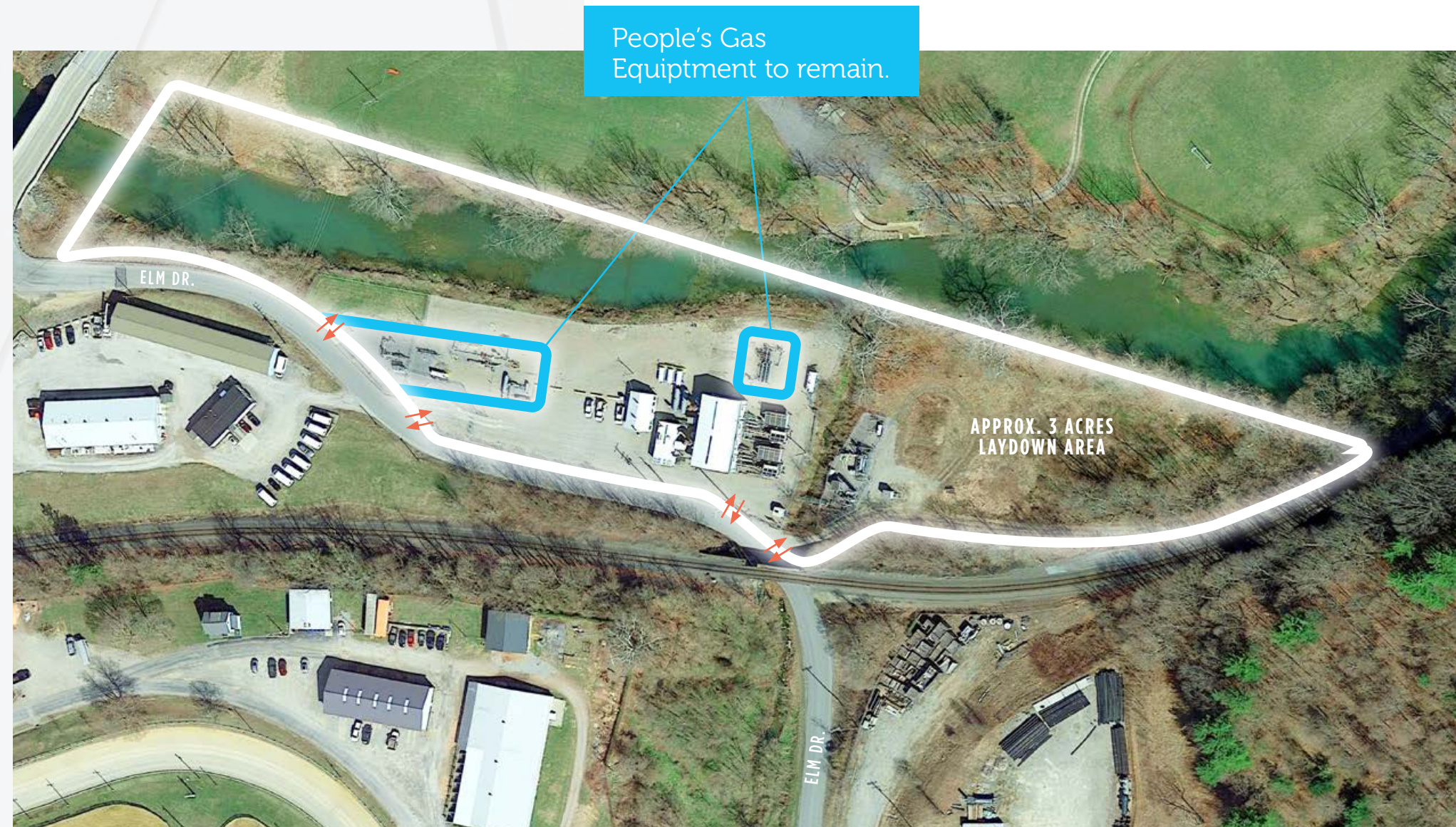
Parking Spaces

Approx 12-15

Construction

Metal and Steel

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- Easy access to major highways like I-70 and I-76 provides convenient transit.
- 12 -15 Off Street Parking Spots



PROPERTY HIGHLIGHTS

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- Buildings to Remain

- Approx. 3 Acres Laydown Area

- 3 Swing Gate Large Entrances
- 1 Mile to Major Highways and PA Interstate.





Waynesburg, PA

Waynesburg, PA boasts a strong community with a healthy mix of families and young professionals. The town benefits from a solid economic base with a number of local businesses and a growing industrial sector. Residents enjoy a high quality of life with access to excellent schools, recreational facilities, and a vibrant downtown area. The surrounding region offers abundant outdoor recreational opportunities, including hiking, biking, and fishing, further enhancing the overall appeal of Waynesburg as a desirable place to live and work.

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THANK YOU

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