

3.1 ACRE LOT FOR SALE

9112 Marshall Rd. Cranberry, PA
DEVELOPMENT OPPORTUNITY



EASY ACCESS TO:
I-79 and I-76

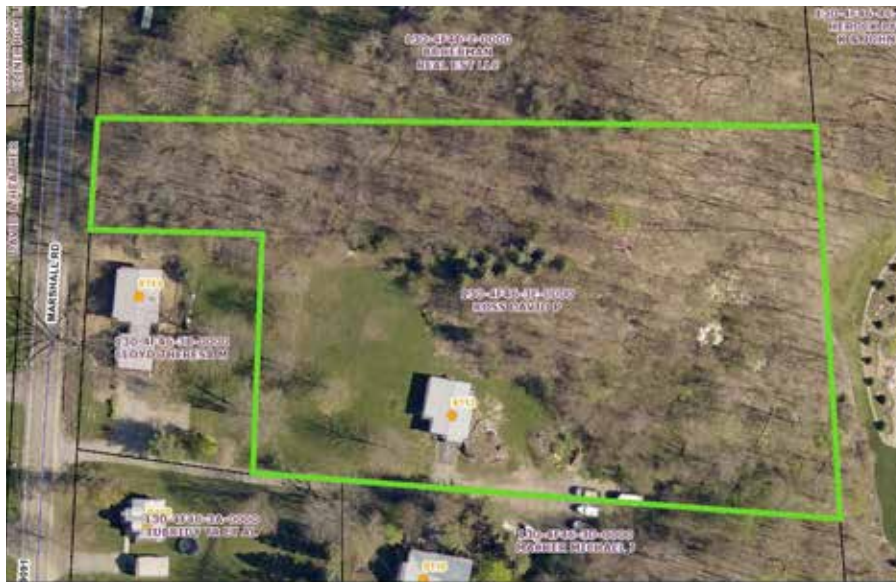


Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

PROPERTY SPECIFICATIONS

9112 Marshall Rd. Cranberry, PA



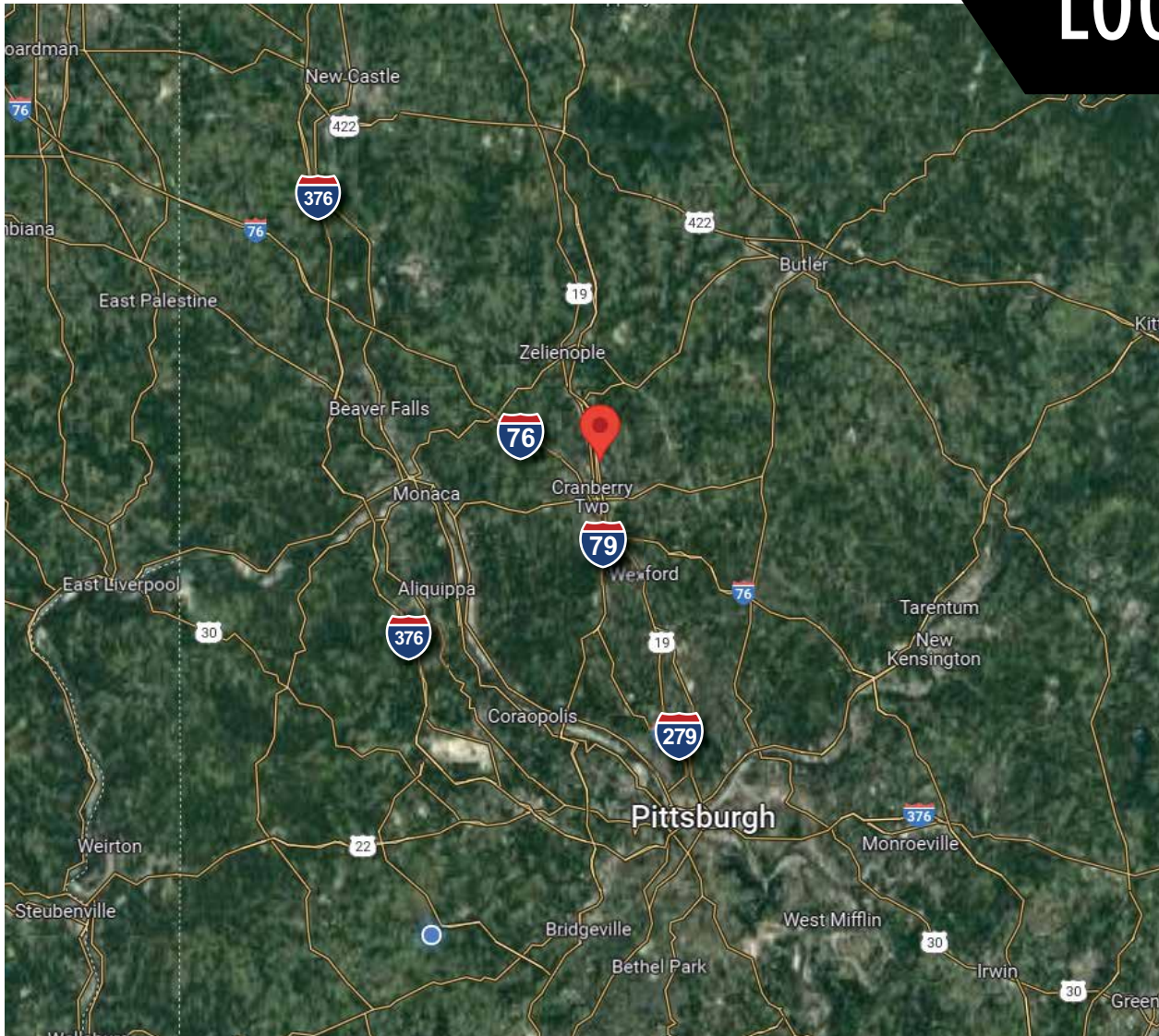
PRICE	\$650,000
LOT SIZE	3.1 Acres
BUILDABLE	2.5 Acres
PARCEL ID	130.4F46.3E
MUNICIPALITY	Cranberry
ZONING	SP-1
UTILITIES	Located at Street
GAS	Dominion/Peoples Gas
ELECTRIC	First Energy/Penn Power
WATER	Located at Street or Private Well
SEWAGE	Cranberry Twp



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LOCATION HIGHLIGHTS



- 4.3 MILES** to I-79
- 5.3 MILES** to I-76 (PA Turnpike)
- 19.4 MILES** to PA Shell Cracker Plant
- 22.4 MILES** to Downtown Pittsburgh
- 26.7 MILES** to Pittsburgh International Airport

