

COMMERCIAL GARAGE | .72 ACRE LOT-TWO PARCELS  
**582-584 BUTLER ST.**  
ETNA PA 15101



# KEN SURDICK

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## PRESENTED BY:



**Real Estate Services**  
HAMPTON OFFICE  
5048 WILLIAM FLYNN HWY  
GIBSONIA, PA 15044

## PROPERTY OVERVIEW

- Commercial Garage zoned C-2 Neighborhood Commercial
- 3 garage bays
- Main Building 2520 Square Feet
- Multiple Car Paved Parking
- Located in Heavy traffic pattern with Route 8 north, Butler Street and 28 North/South
- Access to all major transportation arteries : Int 79, PA Turnpike
- Two Parcels totaling .72 Acres. An adjacent parcel 100x40 ft is also for sale with another broker.
- Automotive Equipment and Pole Buildings negotiable.

**OFFERED AT \$ 895,000**

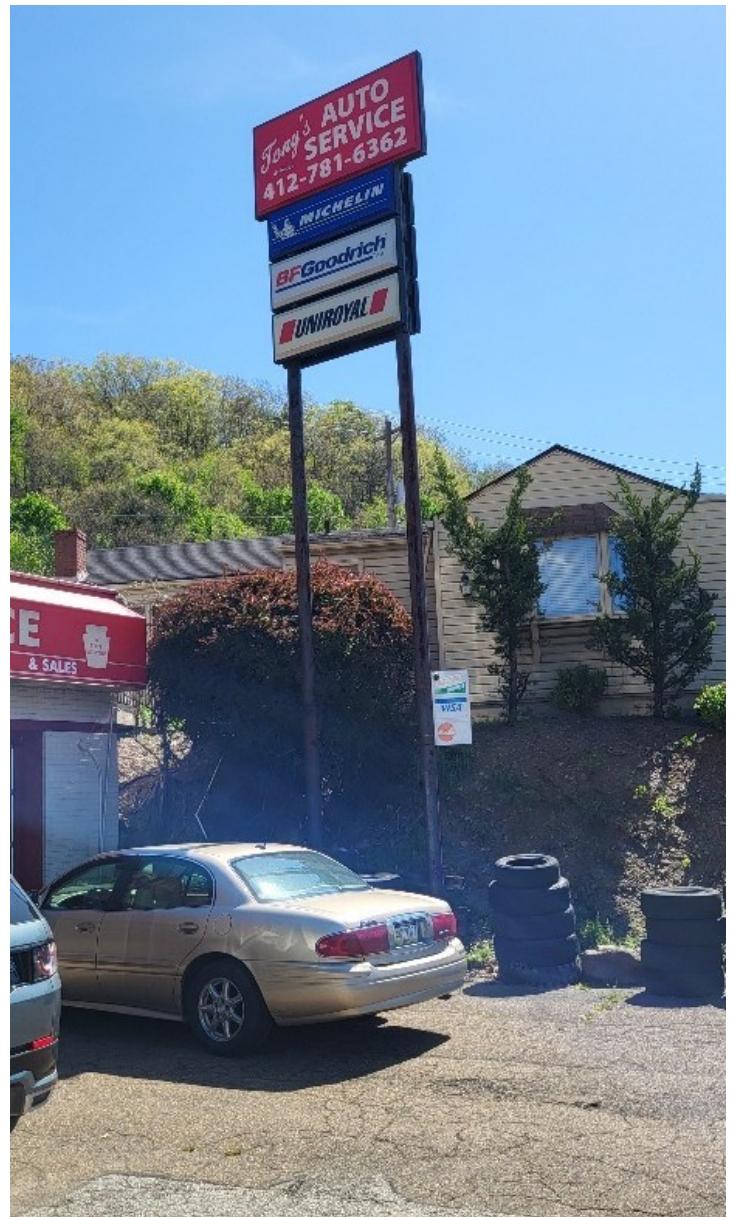
## CONTACT

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**PROPERTY OVERVIEW | PHOTOS | EXTERNAL & OFFICE**



## AERIAL OUTLINE

PIN: 0222N00075000000



PIN: 0222N00064000000

