

Agent Full

Commercial-Industrial-Business

125 N 4th St



MLS #: **1648416** Status: **Active** List Price: **\$3,000**
 Address: **125 N 4th St** County: **Fayette**
 Area: **CConnellsville** Zip Code: **15425**
 Postal/Mailing City: **CConnellsville** State: **Pennsylvania**
 Lease Price: **\$3,300.00** Lease Per: **Month**
 Directions: **Take 119 to W Crawford Ave. Follow to S 4th St. Follow to end, building on left. Crawford Ave bridge is out in Connellsville so please use 119 to access W Crawford**
 Map#/Block#/Lot#/Info: **05-07-0059**
 Lot: **2.289** Acres: **2.29**
 Lot Desc: **Indus** CIB Type: **For Lease**
 Zoning: **Indus**
 For Sale: **Building**
 For Lease: **Building**
 Business Name:
 Business Description:



General Information

Office SqFt:	Railroad:	GAI:	Utilities:
Warehouse SqFt:	Freight Elev:	GOI:	Maintenance:
Road Frontage:	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height:	Dock:	Taxes: \$0	NOI:
Are the Listing Images Digitally Altered/Staged?: No			Insurance:

Remarks

Warehouse space available in the industrial zone of Connellsville. Over 6000 Sq feet with access off main street in town and plenty of parking. Large garage bay with storage on main level and above. 3 phase/400 amp electric service available. Public utilities

Agent Remarks

Please use ShowingTime to schedule. The available space is the left hand side of the building. Triple Net Lease. Lessor willing to consider updates. Carolyn Domasky is also representing, and can be contacted at 724-289-8348. Lot size and tax from Realist.

Features

Type Property: Warehouse	Year Built:
Form of Access: City	Construction:
Parking: /Lg lot	Insulation:
Traffic Count:	Utilities Avail: Electricity, Sewer, Water
Show: Other	

Office Information

Value: Assessment Value - \$334,950	Tenant Occ: No	Taxes: \$0
ENT:	Foreclosure:	Short Sale:
Seller Consider Concession Y/N:	Tour Date:	
Owner: Cville Vision LLC	Phone: 724-322-9527	
Contact: Topper&Domasky	Phone: 724-322-9527	Cell Phone: 724-322-9527
Agent: Topper & Domasky Team	Tour URL:	
Email: roberttopper@tprsold.com	Broker State License #: RB043060C	
Agent State License #: RS343291	Phone: 724-838-3660 ext.624	
List Office: 15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Expire Date: 12/31/2024	Pending Date:
List Date: 04/11/2024		
Tour URL:		
Video Tour URL:		

Monday, August 12, 2024

4:00 PM

Requested By: Robert Michael Topper