

FOR SALE
MIXED-USE /
SPECIAL PURPOSE BUILDING
MARKETING FLYER



145 SCHOOL ROAD
MOUNT MORRIS, PA 15349



MOUNTAIN STATE WASTE

EXIT 1

79

MOUNT MORRIS

145 SCHOOL ROAD

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MIXED-USE BUILDING FOR SALE

145 SCHOOL ROAD MOUNT MORRIS, PA 15349

SALE PRICE / \$2,400,000

GROSS BUILDING SIZE / 14,716 (+/-) SQ FT

LOT SIZE / 11.43 (+/-) ACRE

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY FEATURES / SIGNAGE
OPPORTUNITY, LARGE OFF STREET
PARKING LOT, EIGHT OVERHEAD DOORS,
COMMERCIAL KITCHEN, MODERN AND
ATTRACTIVE FINISHES THROUGHOUT**

145 School Road is a single-story, mixed-use/special purpose building comprised of 14,716 (+/-) square feet that has been newly renovated in the last few years. Previously an elementary school, the building was purchased in 2016 and converted into a single-family residence, with top of the line finishes. As the building sits today, the owner plans to convert the single-family residence into a 60-bed residential treatment and detoxification facility focused on substance abuse rehabilitation. The property boasts 11.43 (+/-) acres which can be further redeveloped.

The property is located outside of city limits just 1 mile from I-79, Exit 1, 2 miles from the West Virginia/Pennsylvania state line and 10 miles from Ruby Memorial Hospital and the West Virginia University Health Sciences Campus.

FOR SALE

MIXED-USE / SPECIAL PURPOSE BUILDING - LOCATED 1 MILE FROM I-79, EXIT 1

145 SCHOOL ROAD · MOUNT MORRIS, PA 15349 · 22,900 (+/-) SQ FT · 11.43 ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The subject property was constructed in phases beginning in 1965. The property has been well maintained, with replacements having been made as needed. In 2019, the property underwent extensive renovations to convert the premises into a single-family residence and add multiple amenities including high quality finishes such as a basketball court, game room, gym, and common areas. Currently, the facility contains four bedrooms and nine bathrooms.

The building is wood frame construction on concrete slab with siding and brick veneer exterior walls and partially flat, partially gable roof. All units have 24-hour emergency call system with central monitoring. The building is sprinklered and contains smoke detectors.

INGRESS / EGRESS / PARKING / DIRECTIONS

The subject property offers one point of ingress and egress via School Road from Big Shannon Run Road and is situated at the end of School Road. The parking lot offers roughly 10 (+/-) parking spaces via concrete lot. See directions below from I-79, Exit 1.

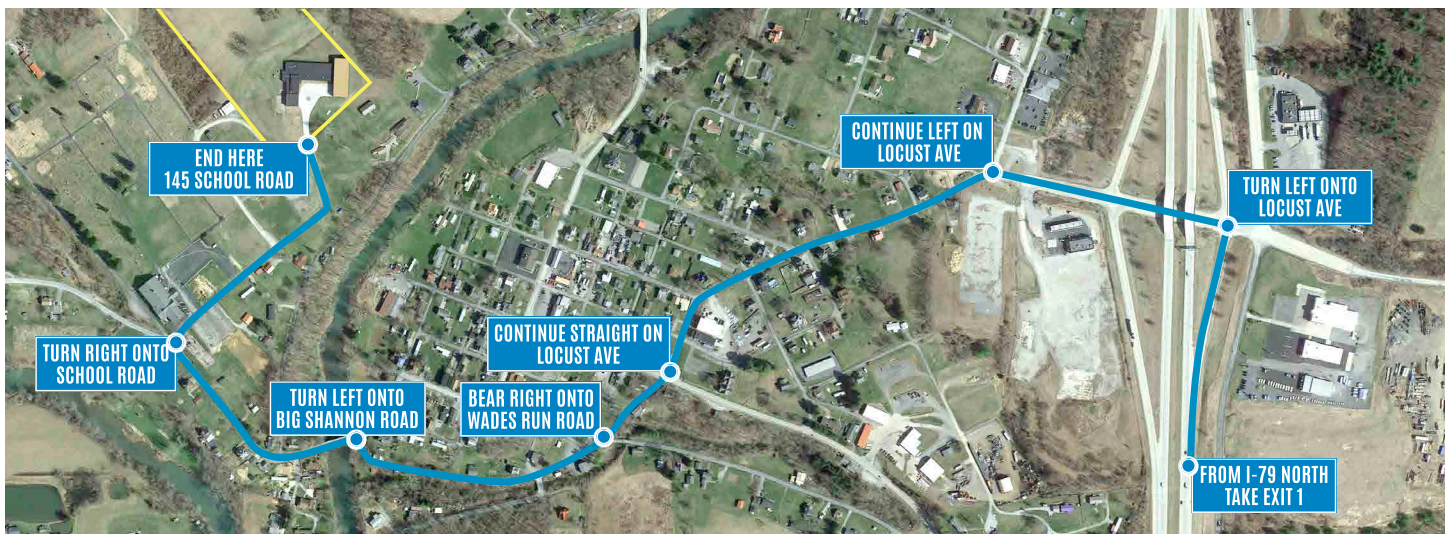
UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	People's Natural Gas
Water	City Water
Sewer	City Water
Trash	Multiple Providers
Cable/Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the Greene City District of Greene County. The site is comprised of two rectangle shaped parcels and can be referenced in Deed Book 544, Page 405. See the parcel map on page four.



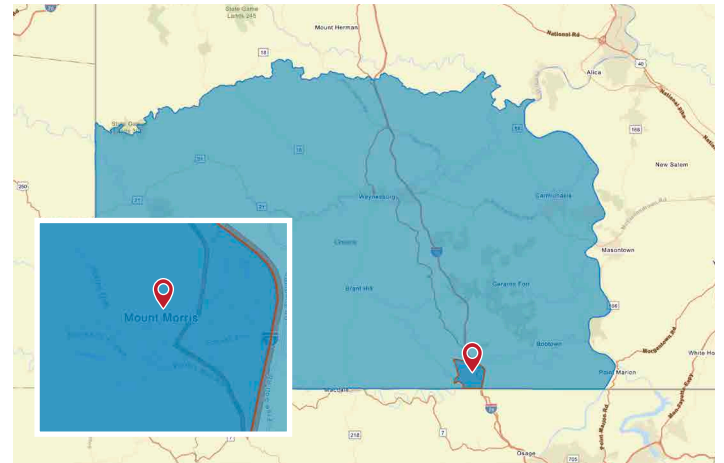
LOCATION ANALYSIS

Located in the southwestern corner of Pennsylvania, Greene County is approximately one hour south of Pittsburgh, with Interstate 79 running through the central portion of the county. The county is bordered to the south by West Virginia, and the Monongahela River borders Greene County to the east, creating a collection of river towns and communities. From rolling farmland in the summer to snow-covered hills in the winter, from breathtaking vistas in the spring to stunning foliage in the fall, Greene County has it all.

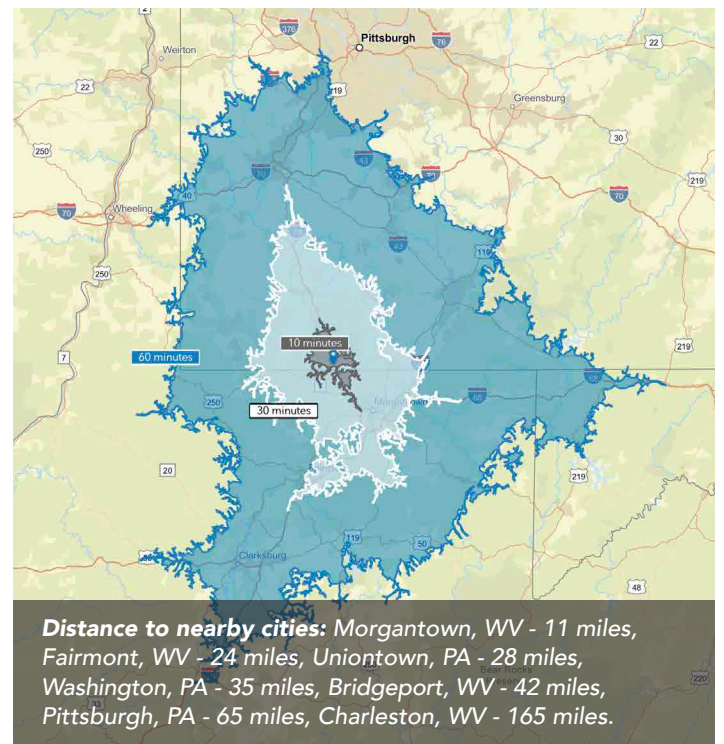
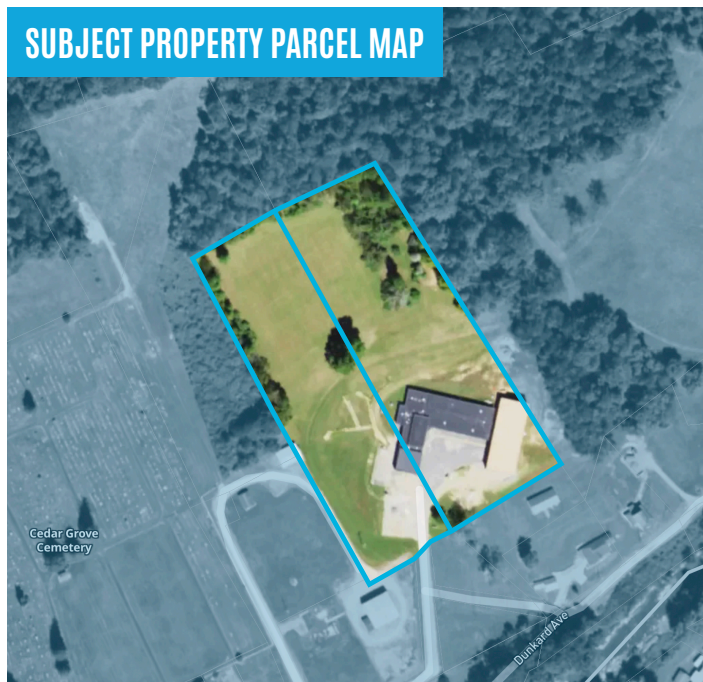
Greene County has a total population of 35,062 and a median household income of \$59,333. Total number of businesses is 1,184.

The **town of Mount Morris** has a total population of 620 and a median household income of \$70,444. Total number of businesses is 32.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Greene County, PA Mount Morris City Limits Subject Location



Distance to nearby cities: Morgantown, WV - 11 miles, Fairmont, WV - 24 miles, Uniontown, PA - 28 miles, Washington, PA - 35 miles, Bridgeport, WV - 42 miles, Pittsburgh, PA - 65 miles, Charleston, WV - 165 miles.

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SURROUNDING AMENITIES

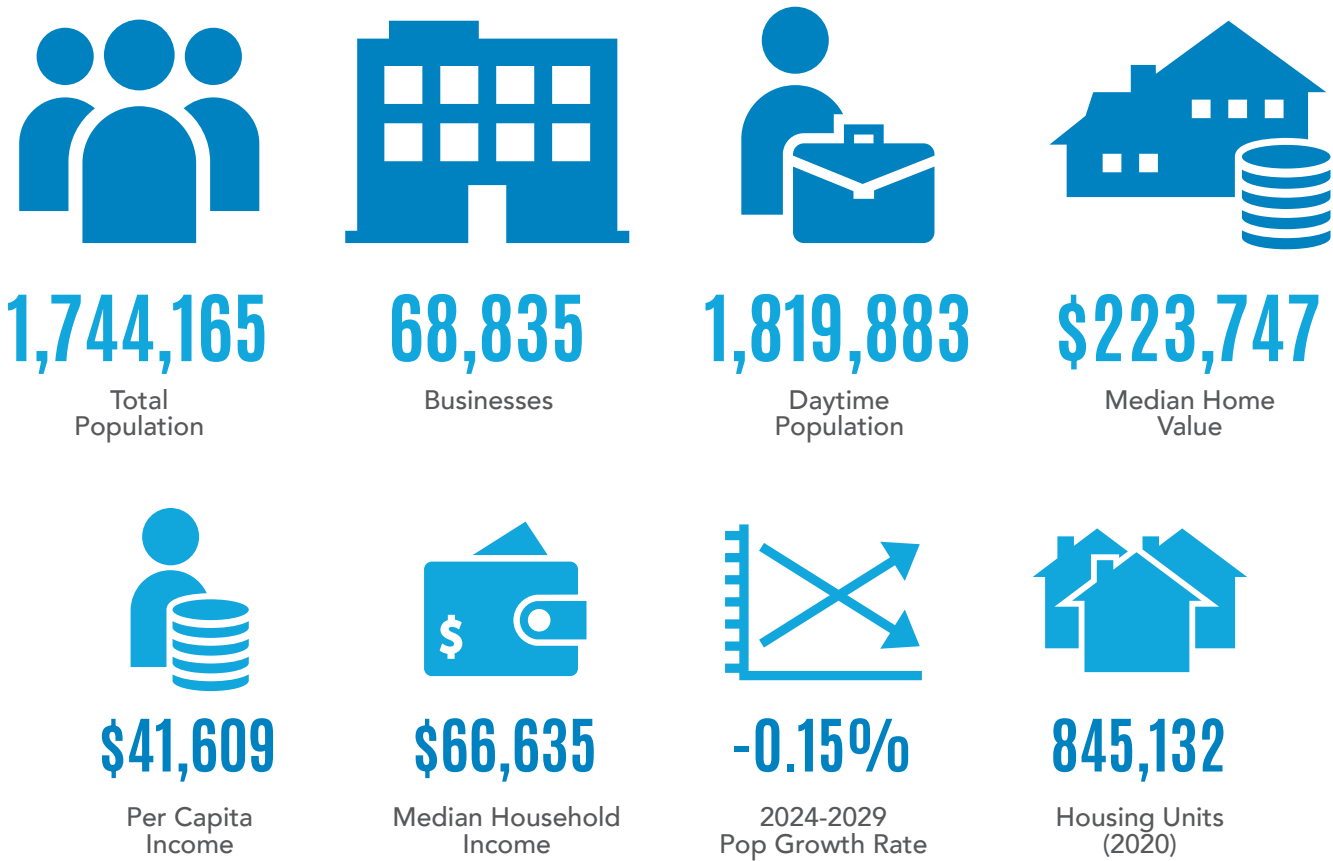


The Google earth photo above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located 1 mile from I-79, Exit 1.

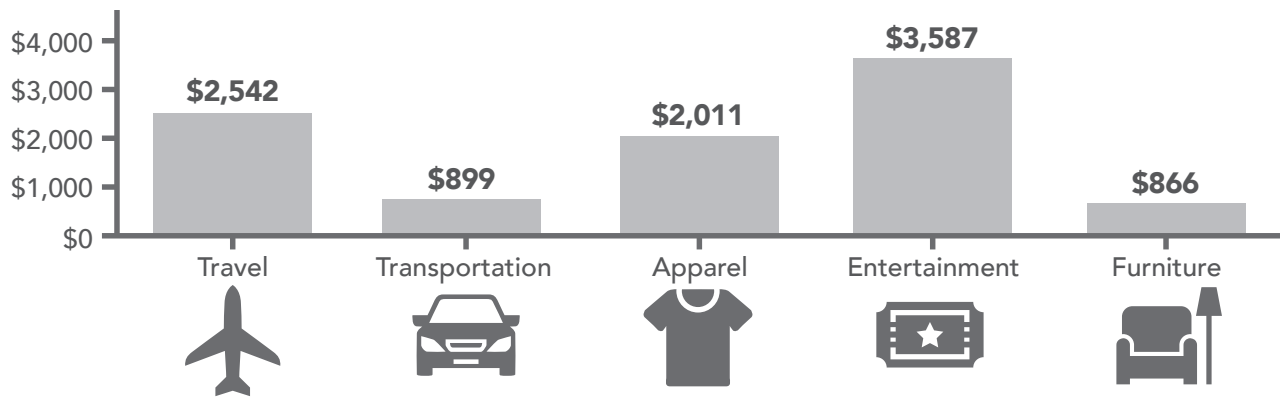
- ① Gospel Tabernacle Church
- ② Sweet Baby's at Rising Creek
- ③ United States Postal Service
- ④ Sorella's Pizzeria
- ⑤ Mt Morris Volunteer Fire Department
- ⑥ Mt Morris Senior Citizens' Center
- ⑦ American Legion
- ⑧ Jeanne's Garage
- ⑨ L & T Supply Co
- ⑩ Milliken & Throckmorton Funeral Home
- ⑪ Jack's Recycling
- ⑫ First Federal Savings and Loan of Greene County
- ⑬ Maxon's Body Shop
- ⑭ Mount Morris Little Free Library
- ⑮ Cornerstone Care of Mt. Morris Pharmacy
- ⑯ Marathon Gas
- ⑰ Huddle House
- ⑱ Meyer's I-79 RV Sales
- ⑲ TrailersPlus
- ⑳ Mountain State Waste
- ㉑ Capital City Group - A Bay Crane Company
- ㉒ Shaft Drillers International
- ㉓ Yost Drilling
- ㉔ Swanson Industries
- ㉕ American Mining Academy
- ㉖ Great Plains Oilfield Rental

DEMOGRAPHICS / KEY FACTS

50 MILE RADIUS

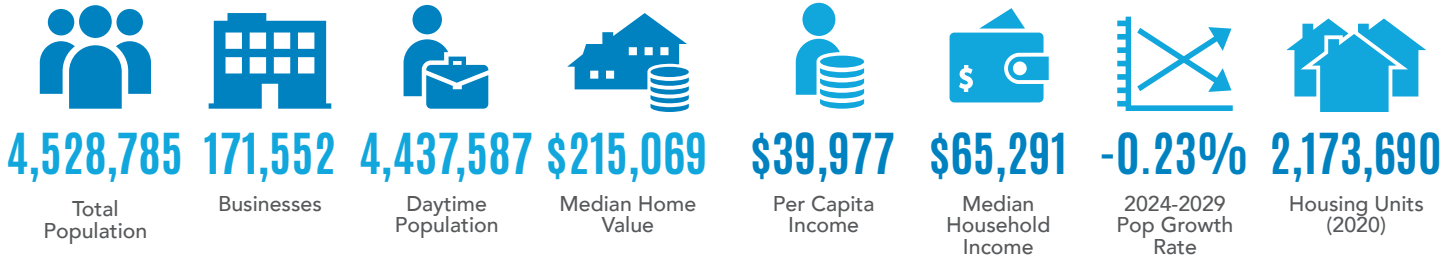


KEY SPENDING FACTS

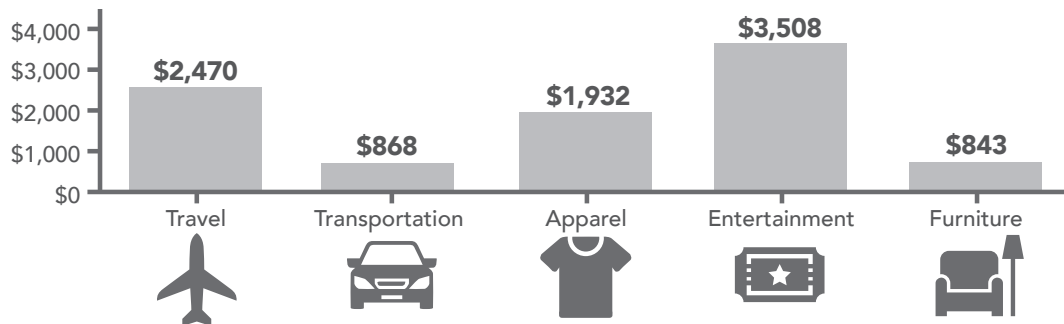


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

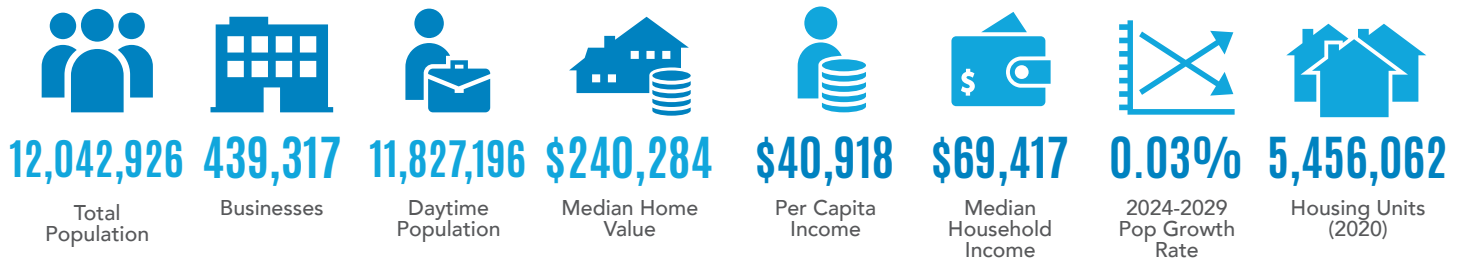
100 MILE RADIUS



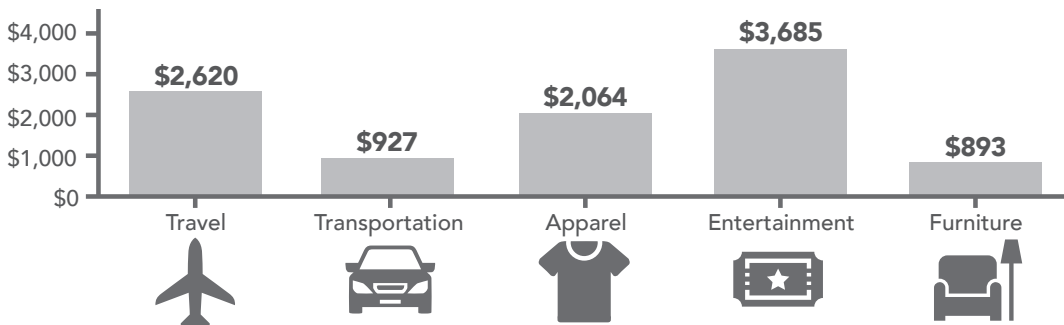
KEY SPENDING FACTS



150 MILE RADIUS



KEY SPENDING FACTS

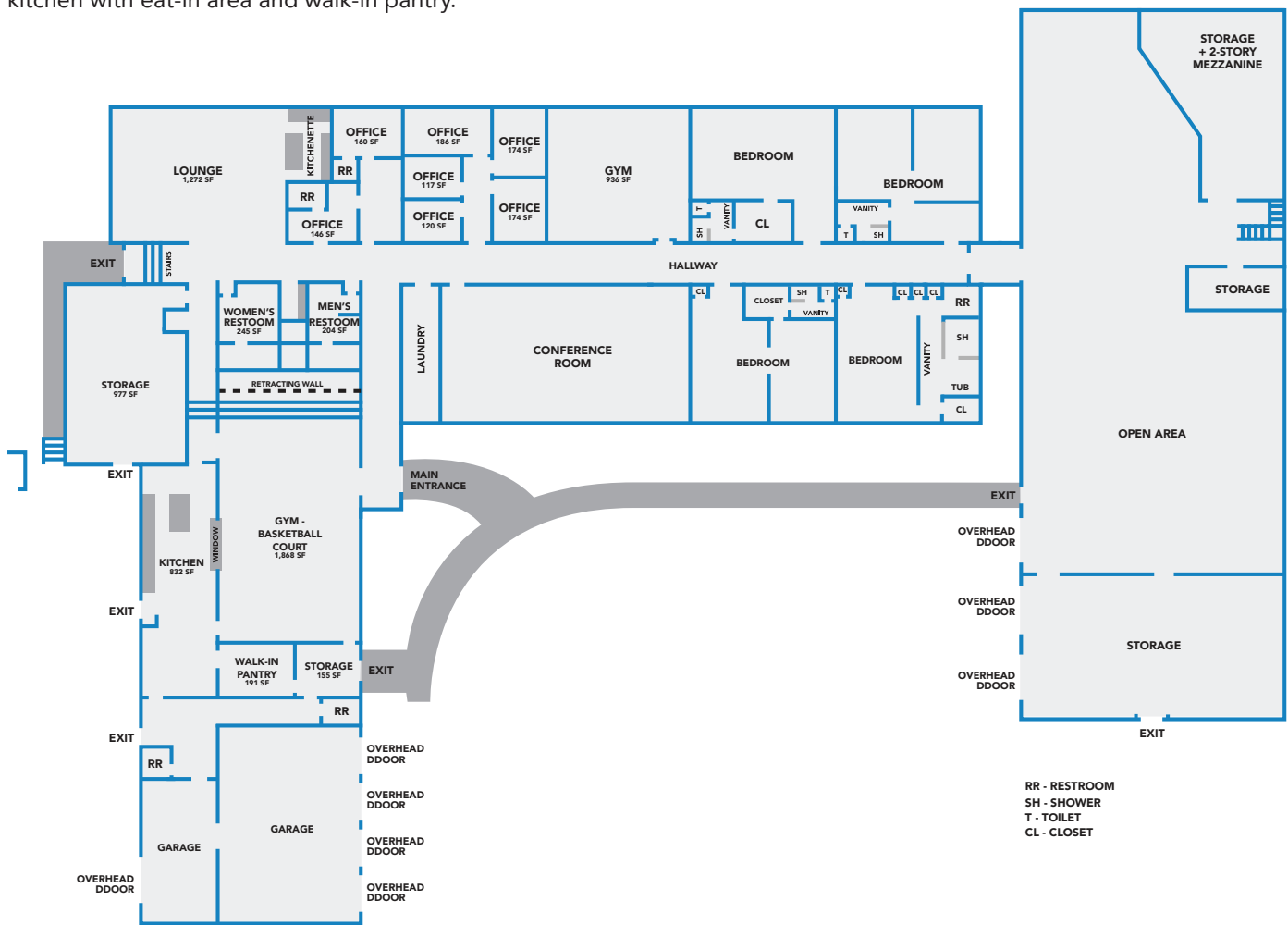


FLOOR PLAN - EXISTING

14,716 (+/-) SQUARE FEET

The floor plan below outlines the **existing layout** of the building which includes; multiple garage/storage space, an indoor basketball court, gym, lounge with kitchenette, conference room, four bedrooms with private bathrooms in each, multiple offices and restrooms throughout and a large kitchen with eat-in area and walk-in pantry.

Finishes include a combination of tile, wood, wood laminate, concrete and carpet flooring throughout. Walls and ceilings are mostly drywall with some ceilings being chauffeured and/or drop tiles. Lighting is a mix of recessed, fluorescent and various fixtures throughout.



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FLOOR PLAN - REMODEL

14,716 (+/-) SQUARE FEET

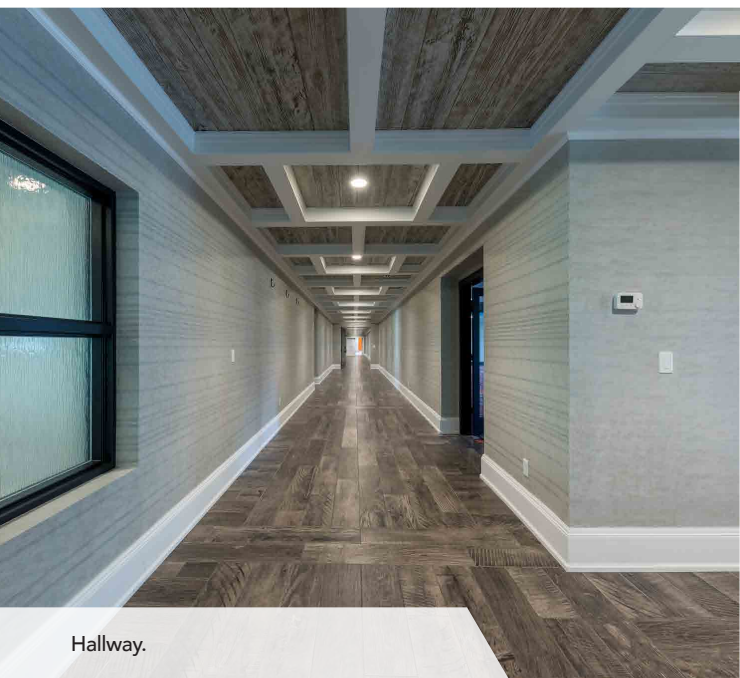
The floor plan below outlines the **suggested remodel layout** of the building which includes; multiple offices, garage/storage space, an indoor basketball court, gym, lounge with kitchenette, four exam rooms, multiple restrooms throughout, a large kitchen with eat-in area and separate wing with up to 31, 2-bedroom with private bathroom suites.



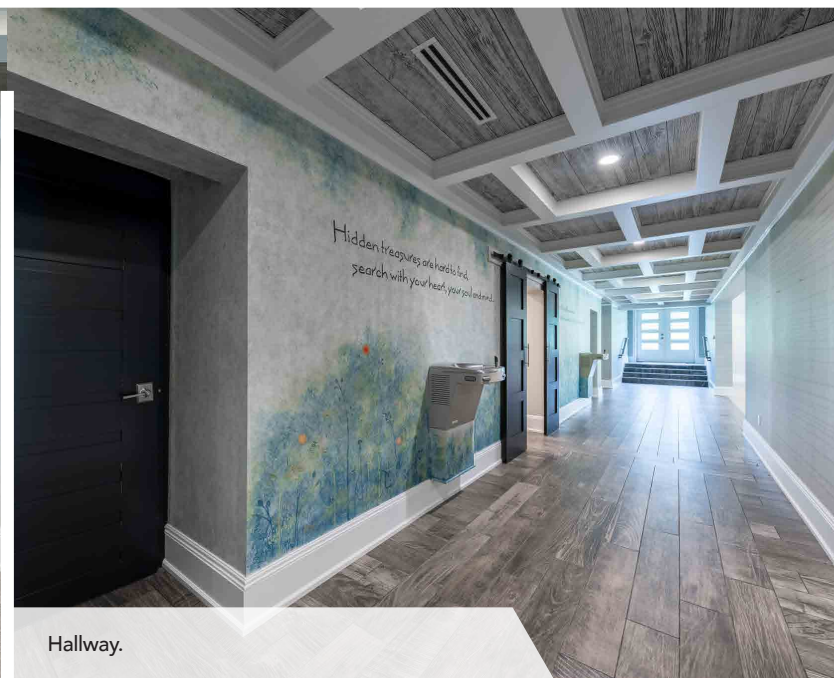
INTERIOR PHOTOS



Main Entrance.



Hallway.



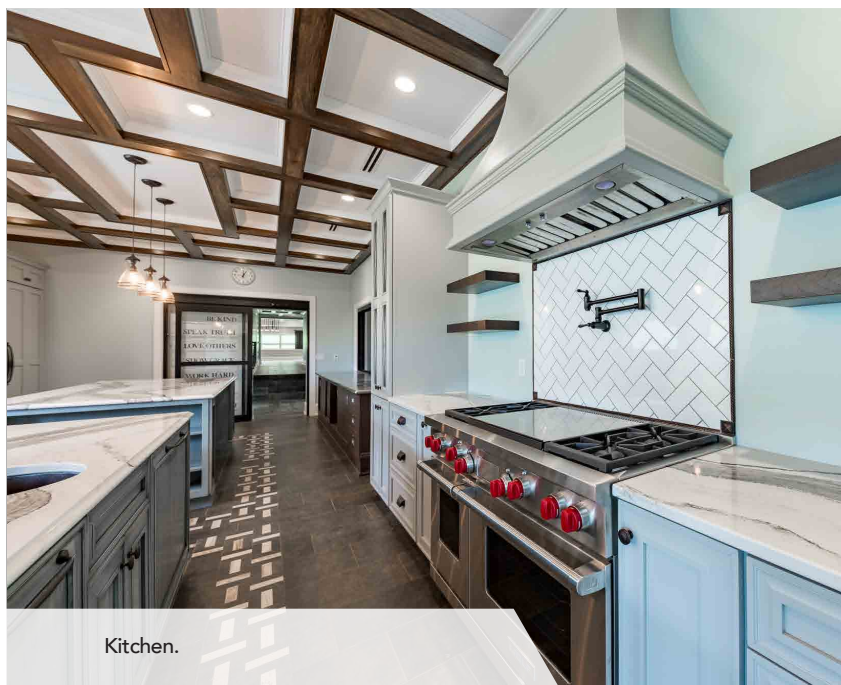
Hallway.

FOR SALE

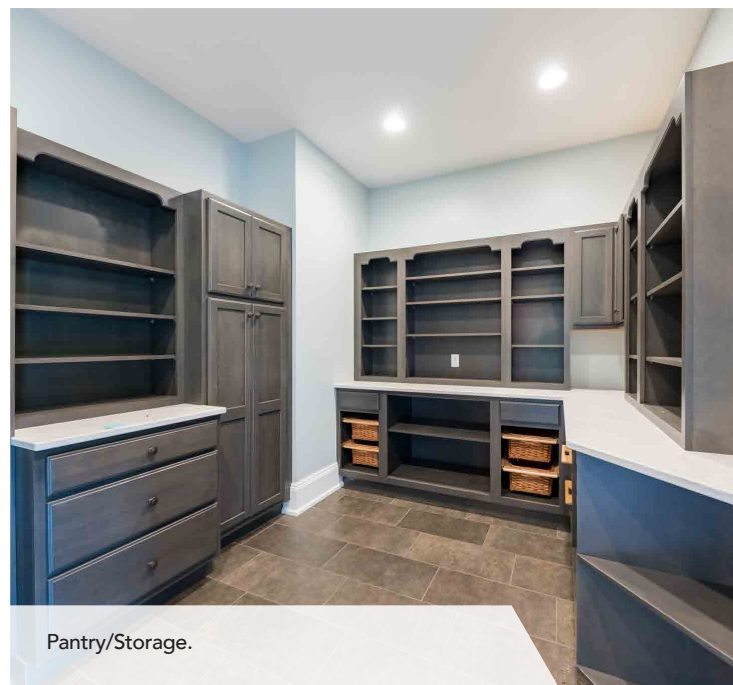
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INTERIOR PHOTOS



Kitchen.



Pantry/Storage.



Kitchen.

INTERIOR PHOTOS

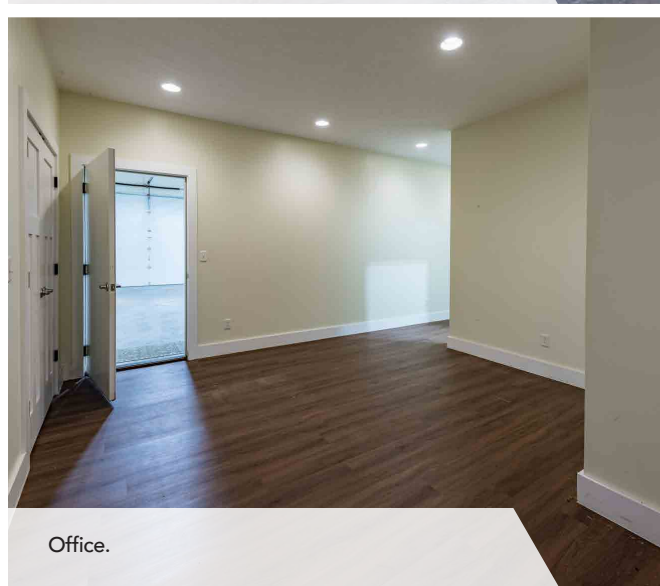


Kitchen.

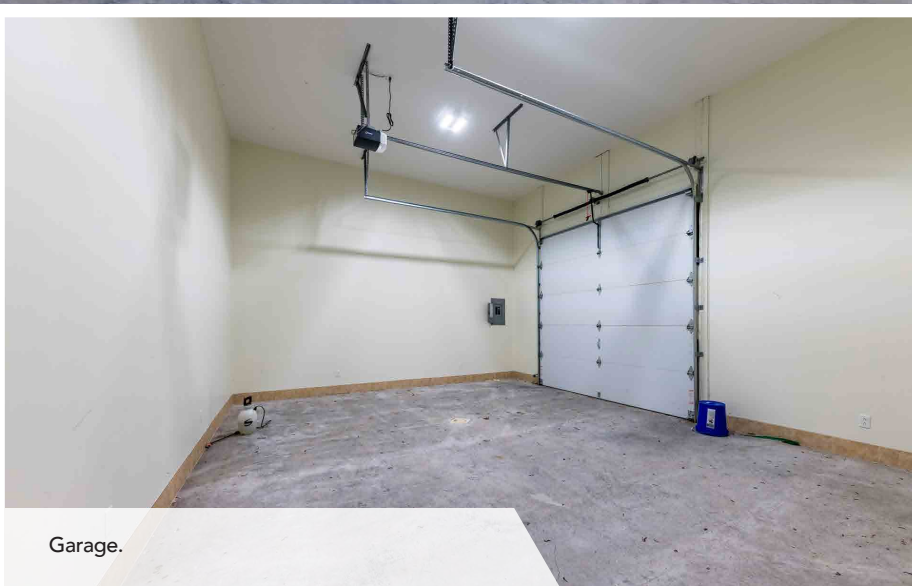
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Garage.

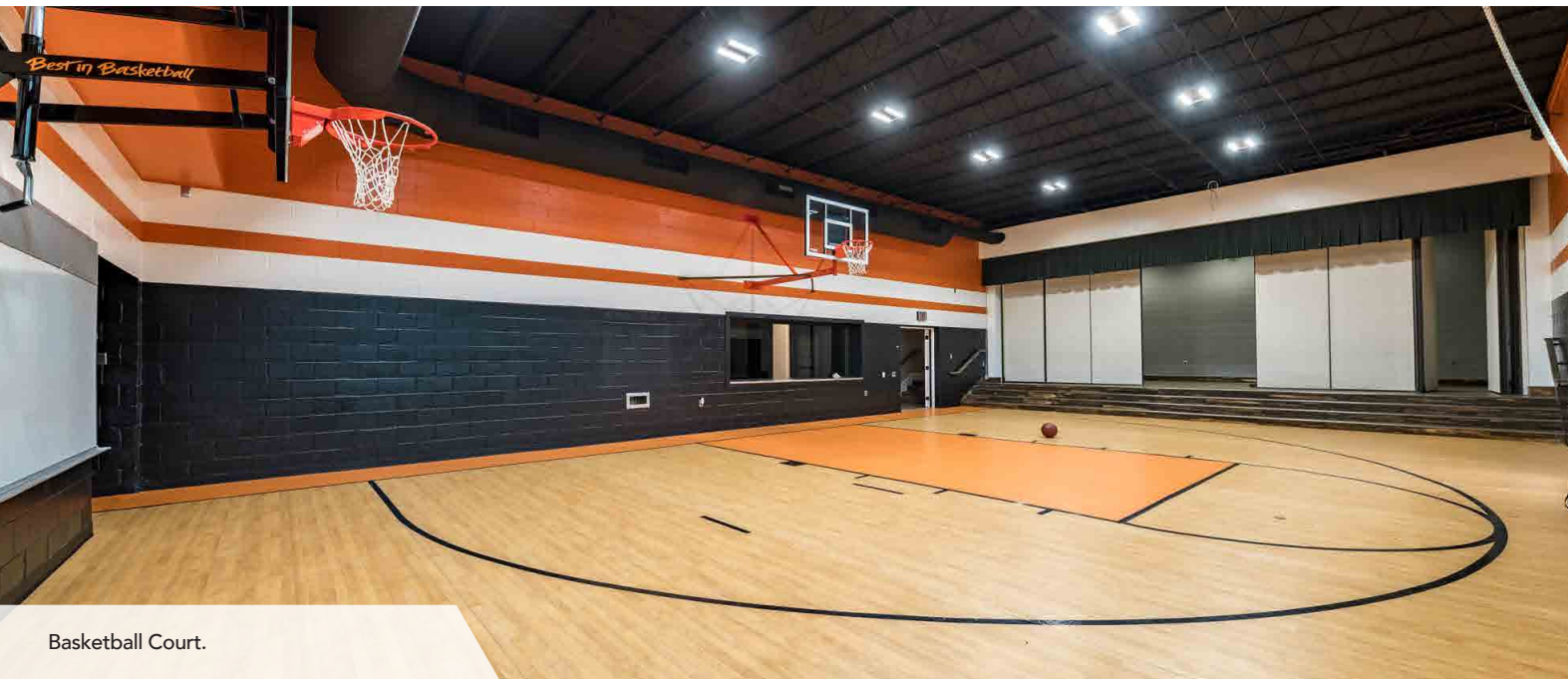


Office.

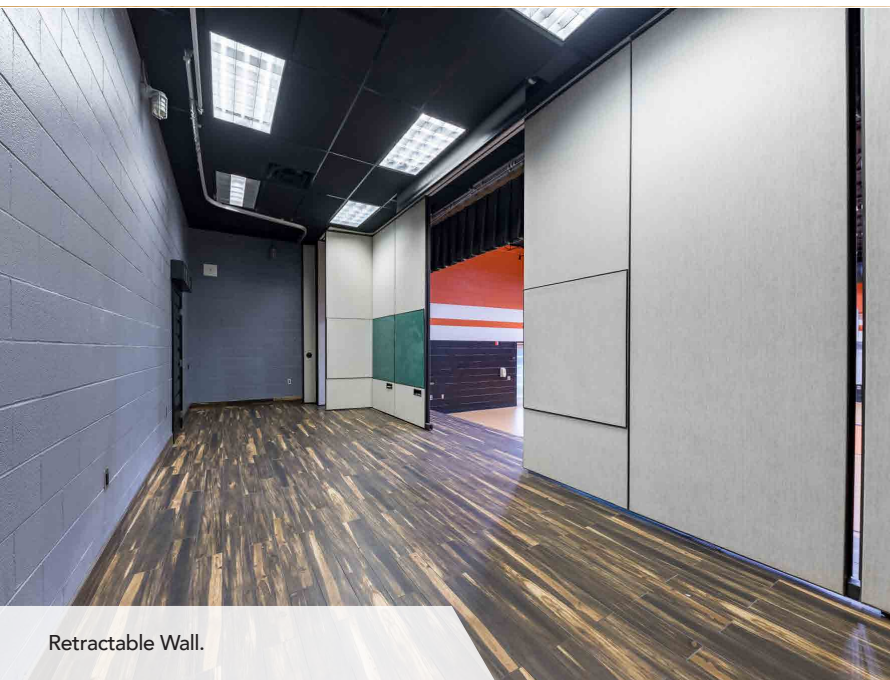


Garage.

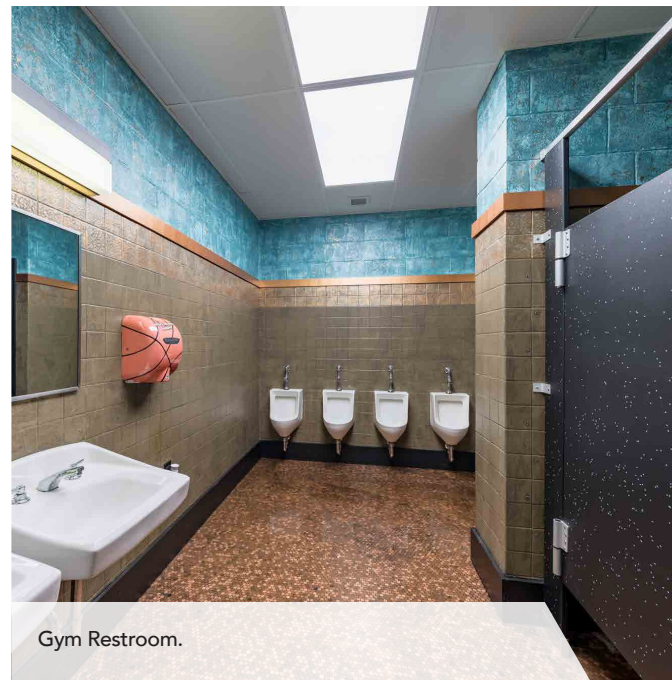
INTERIOR PHOTOS



Basketball Court.



Retractable Wall.

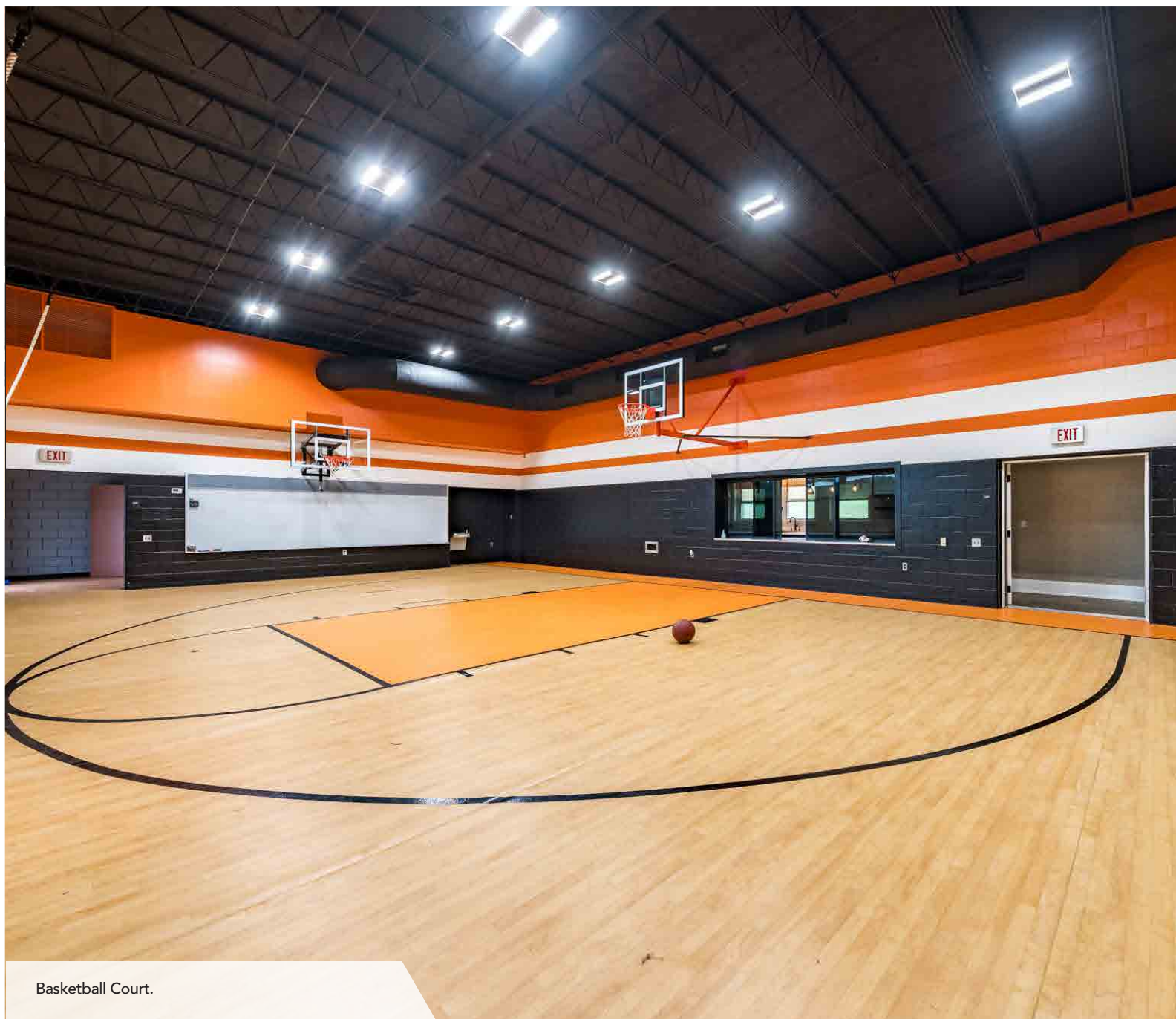


Gym Restroom.

FOR SALE

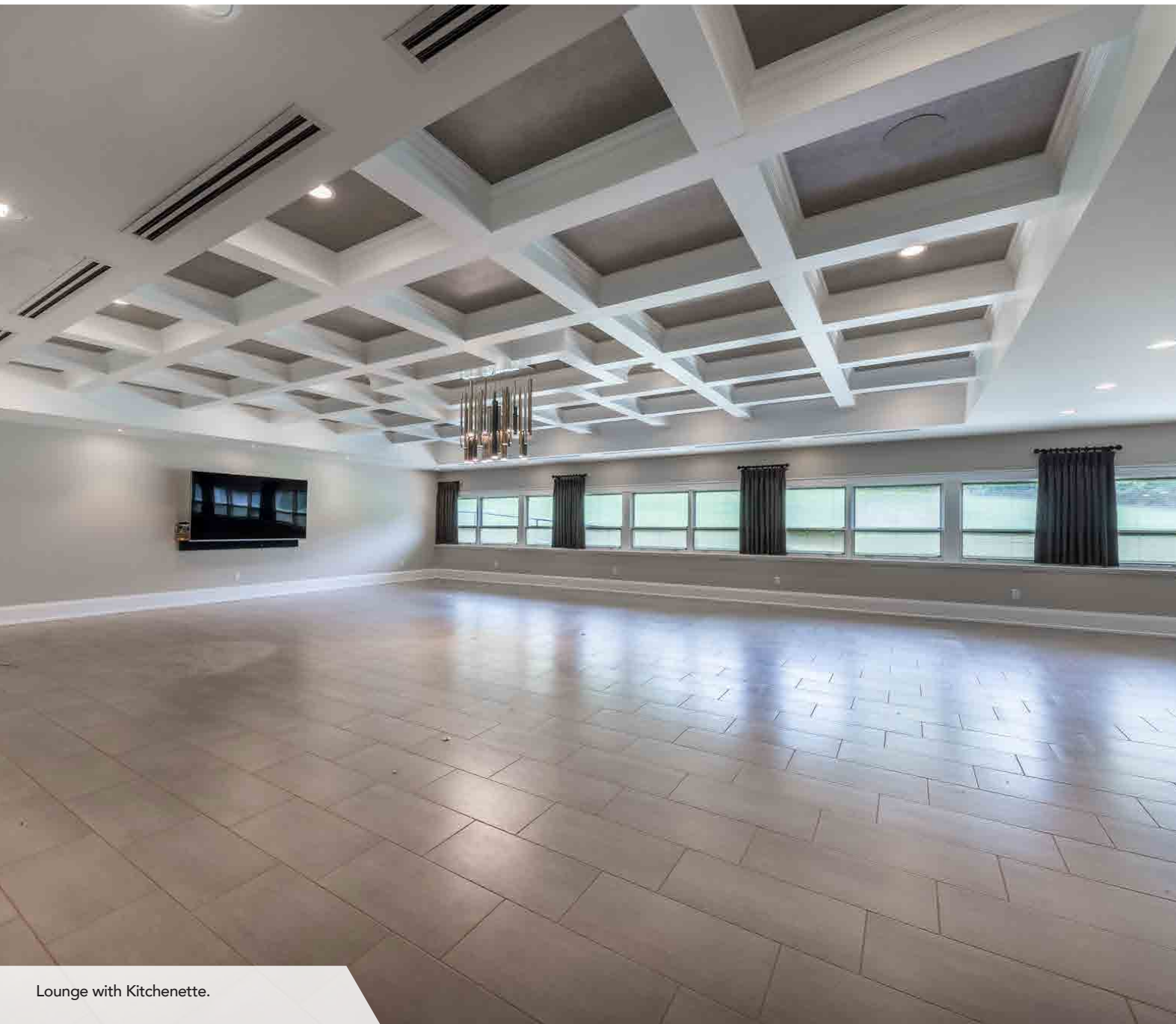
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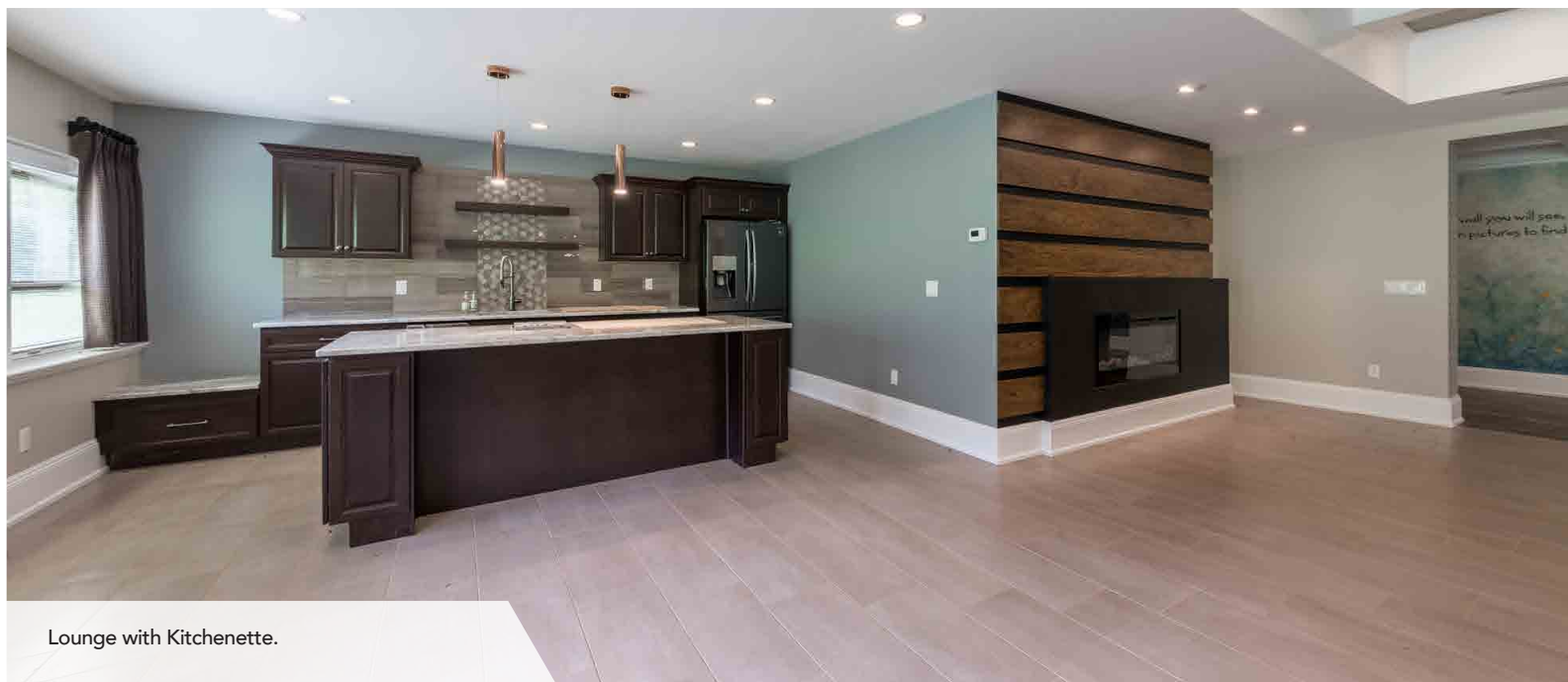
Basketball Court.

INTERIOR PHOTOS

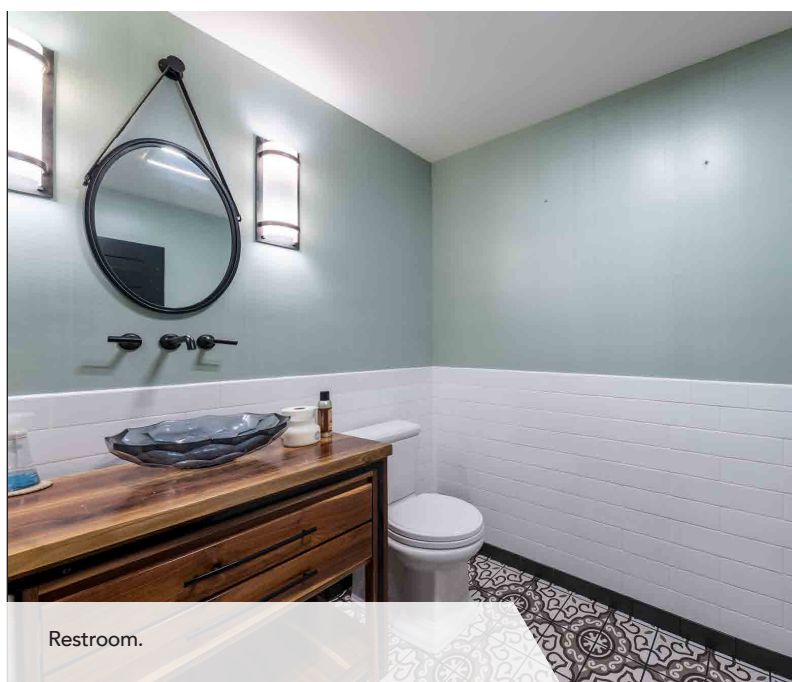


Lounge with Kitchenette.

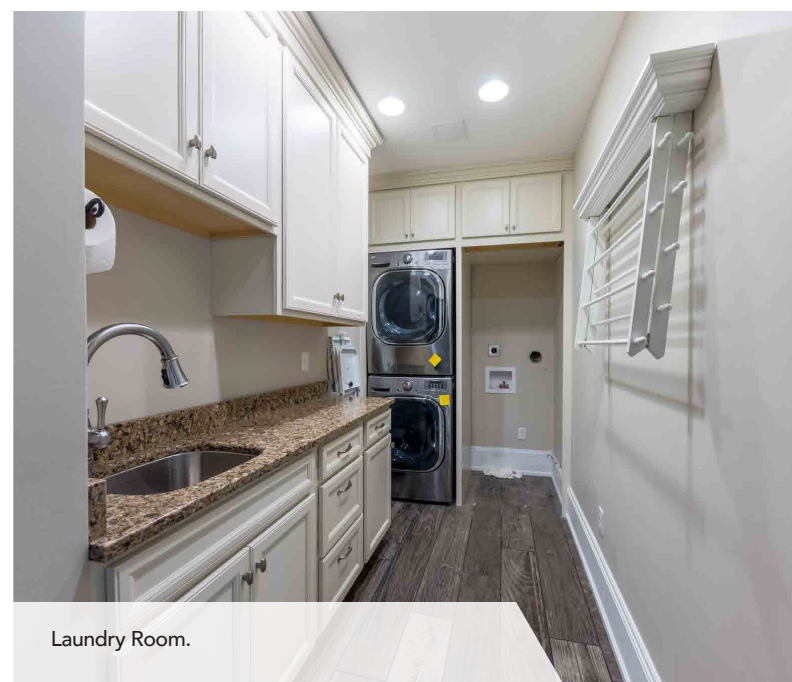
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Lounge with Kitchenette.

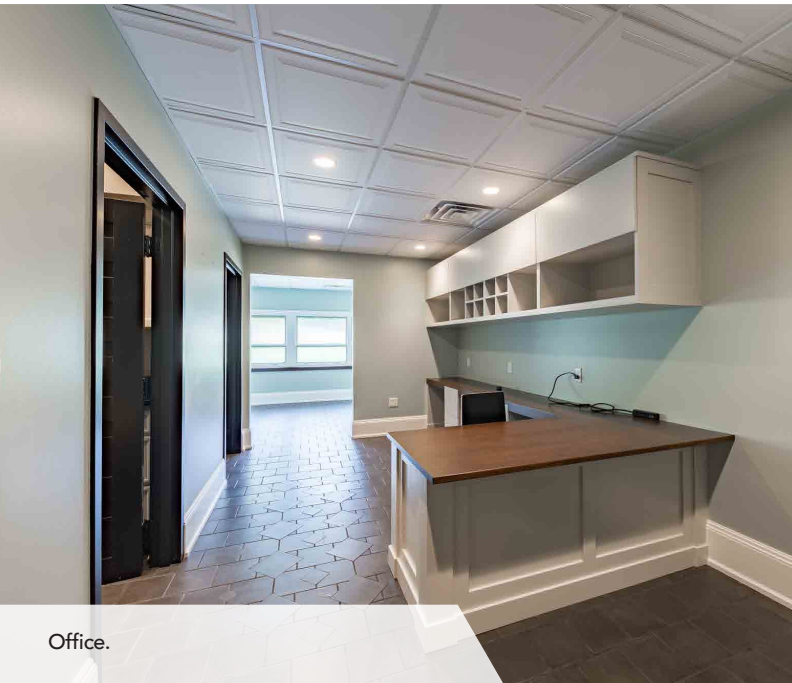


Restroom.



Laundry Room.

INTERIOR PHOTOS



Office.



Bedroom

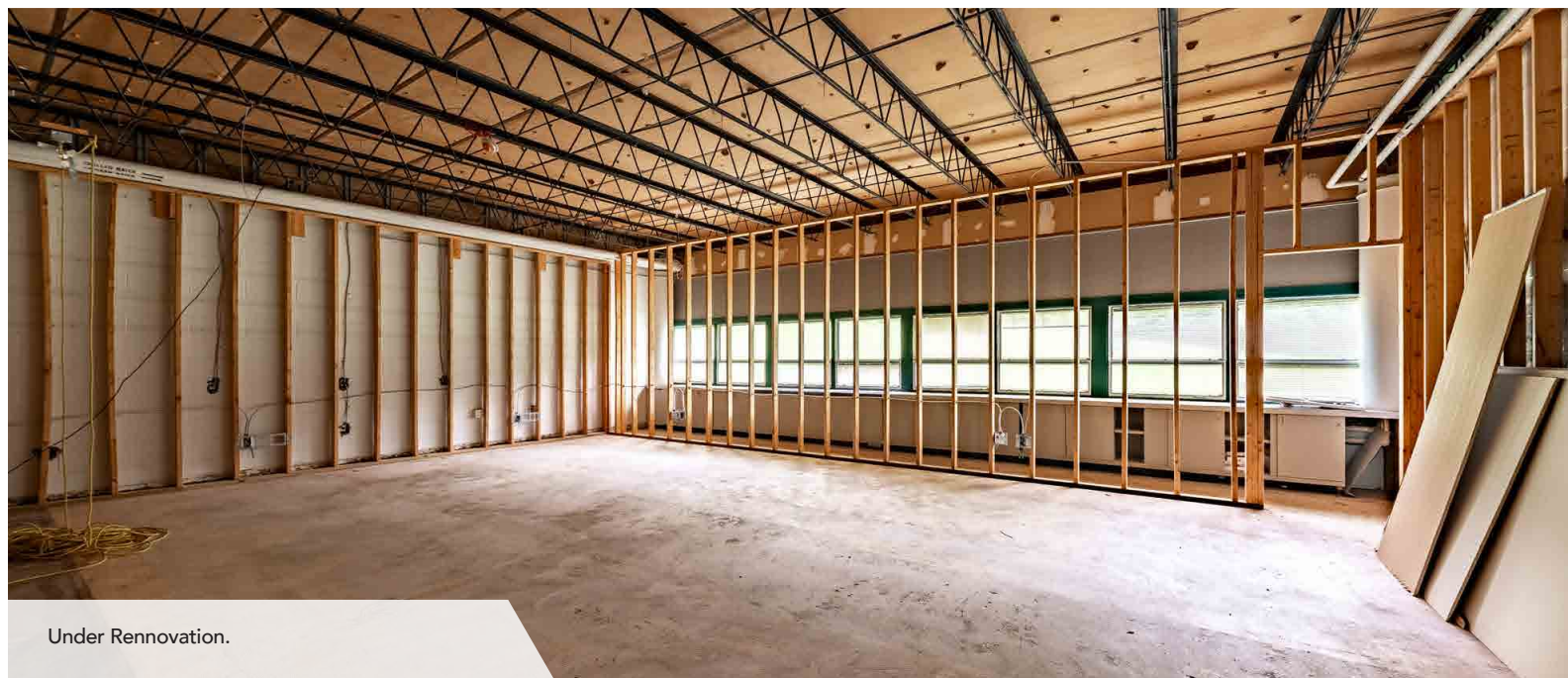


Conference Room.

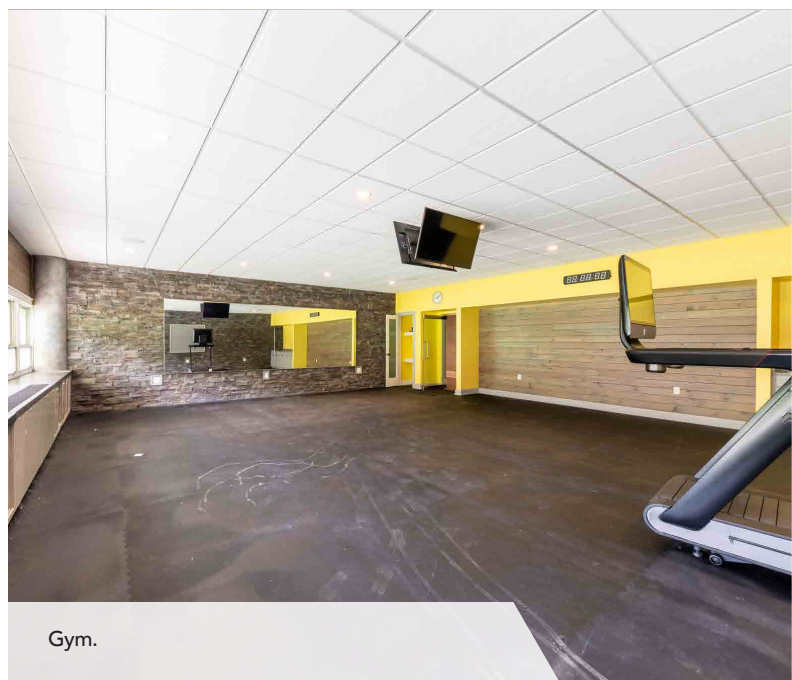
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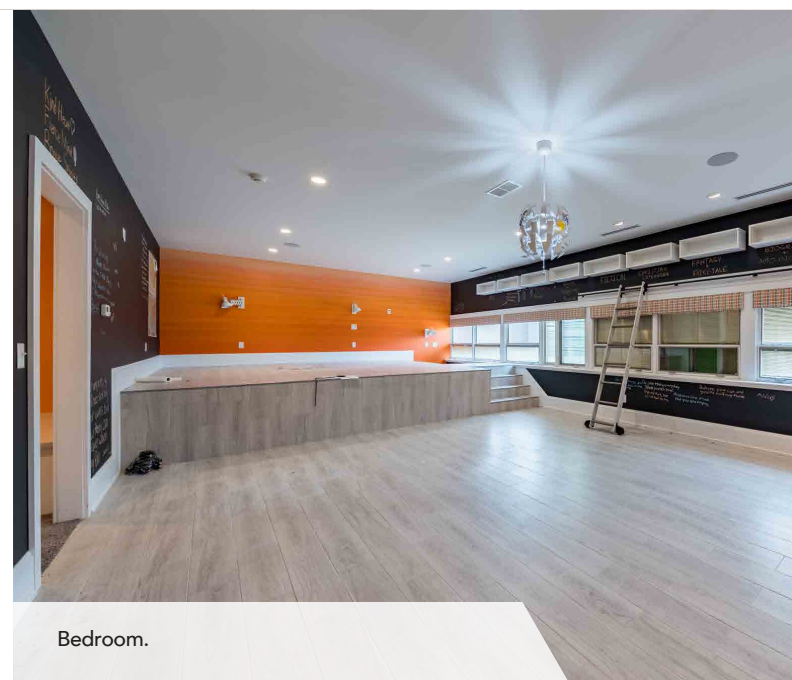
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Under Renovation.



Gym.



Bedroom.

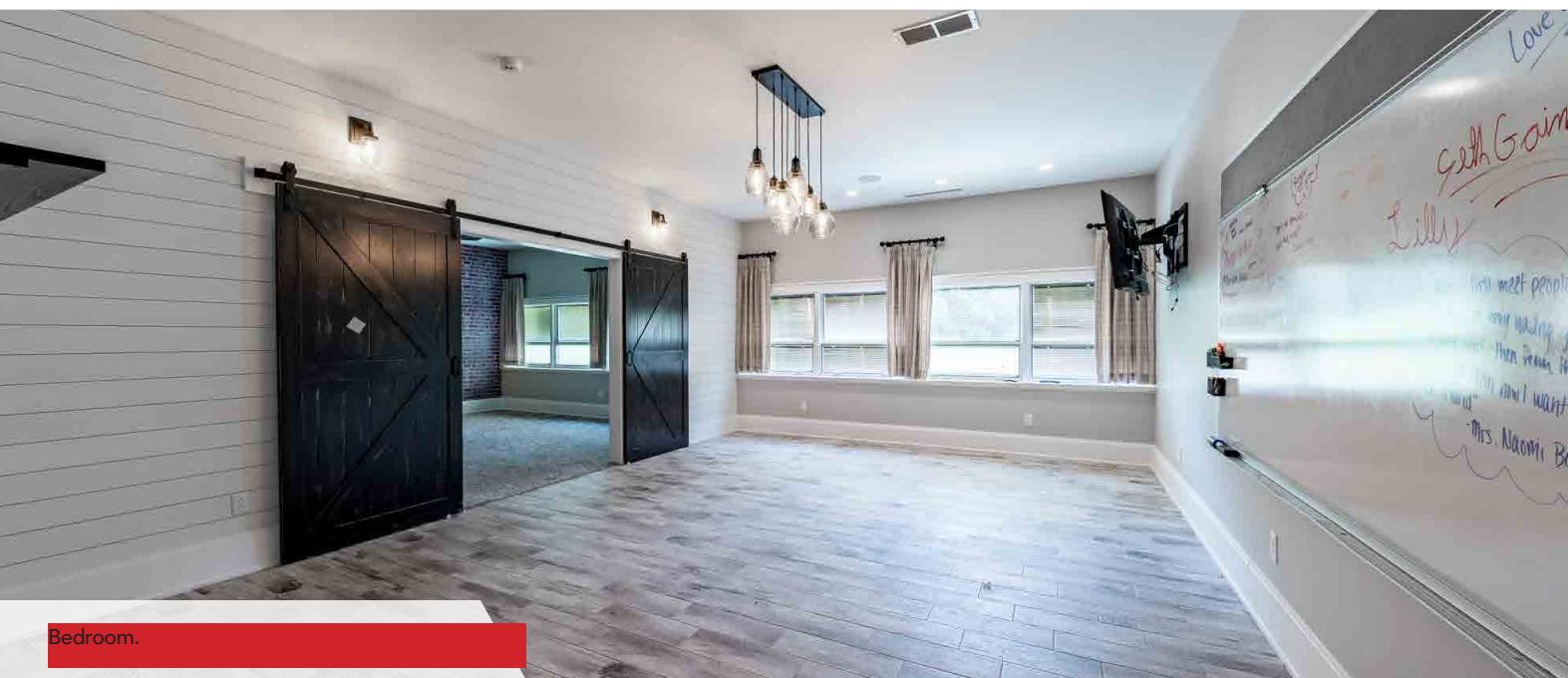
INTERIOR PHOTOS



Bathroom.

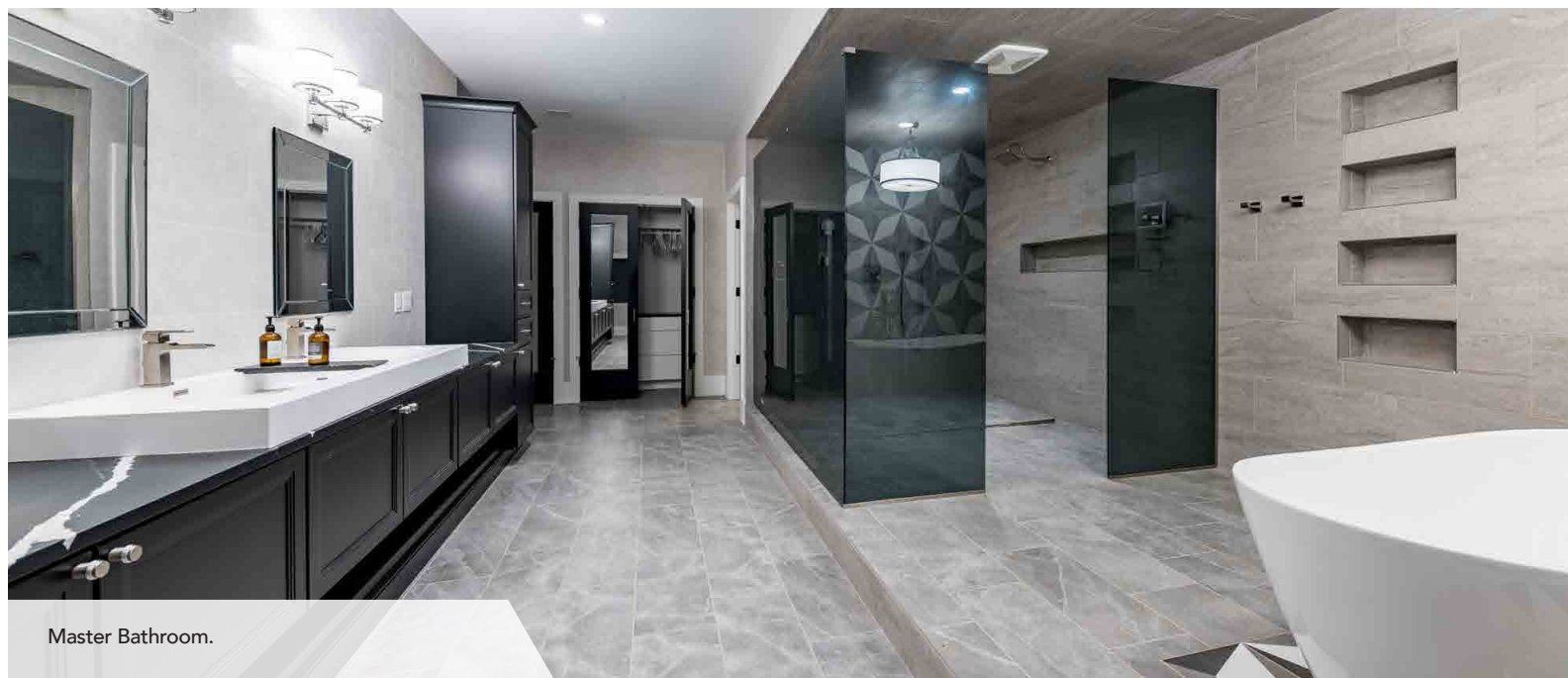


Walk-In Closet.

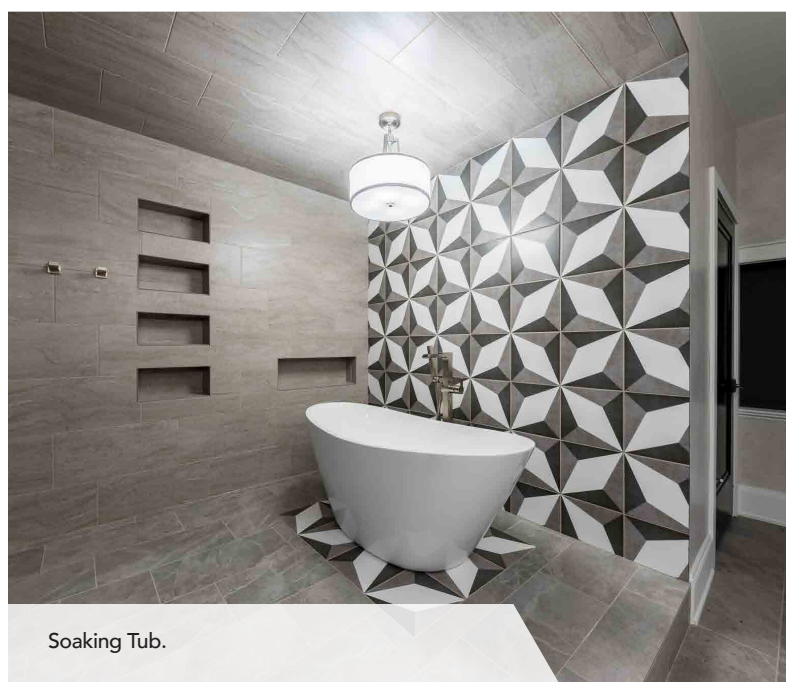


Bedroom.

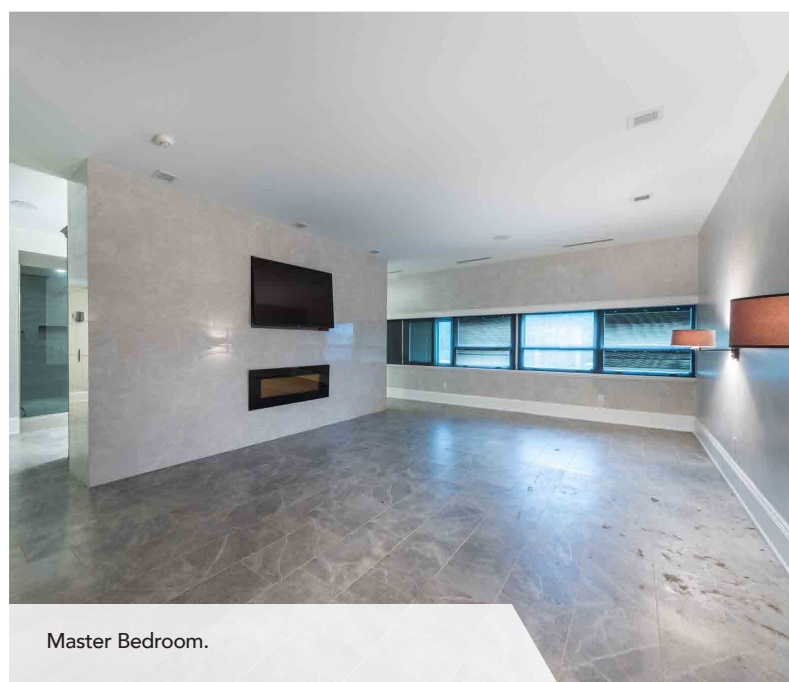
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Master Bathroom.

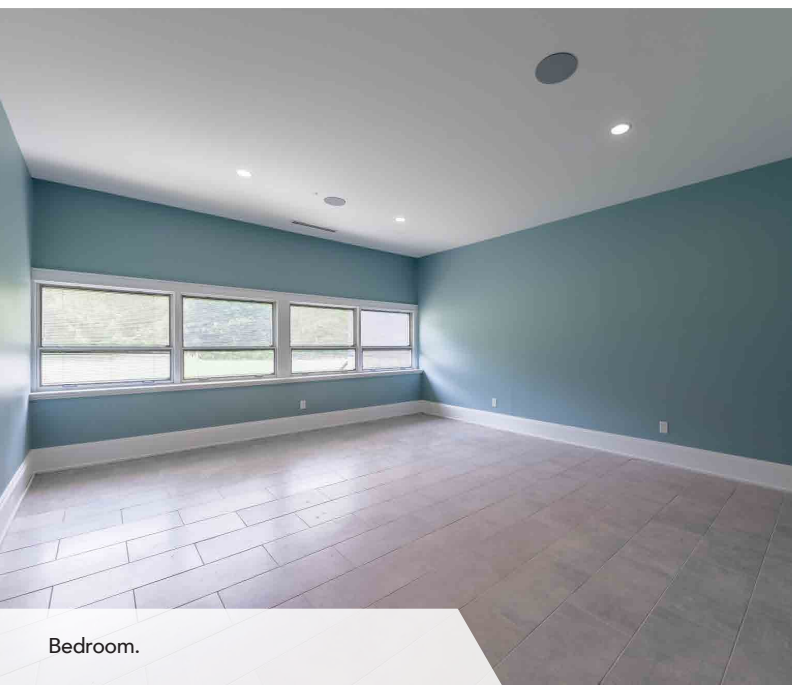


Soaking Tub.

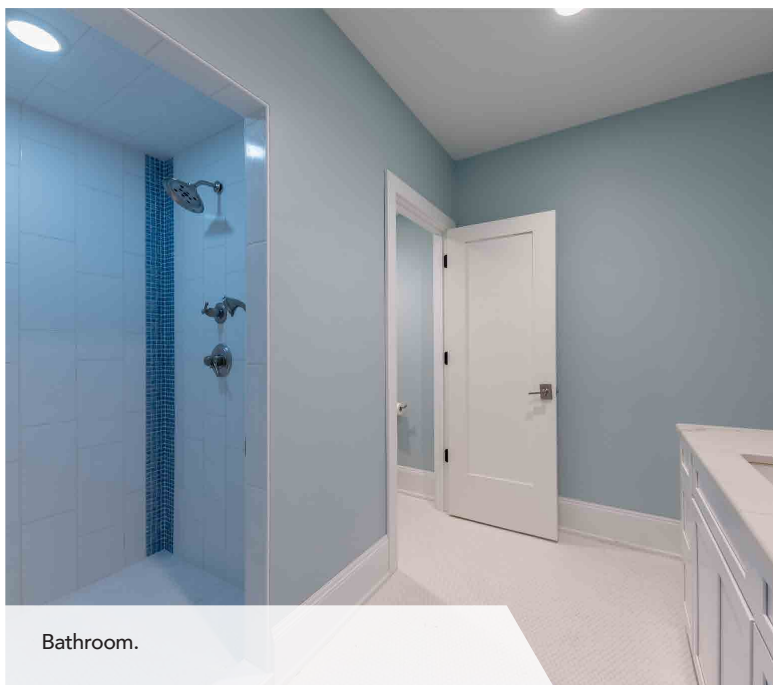


Master Bedroom.

INTERIOR PHOTOS



Bedroom.

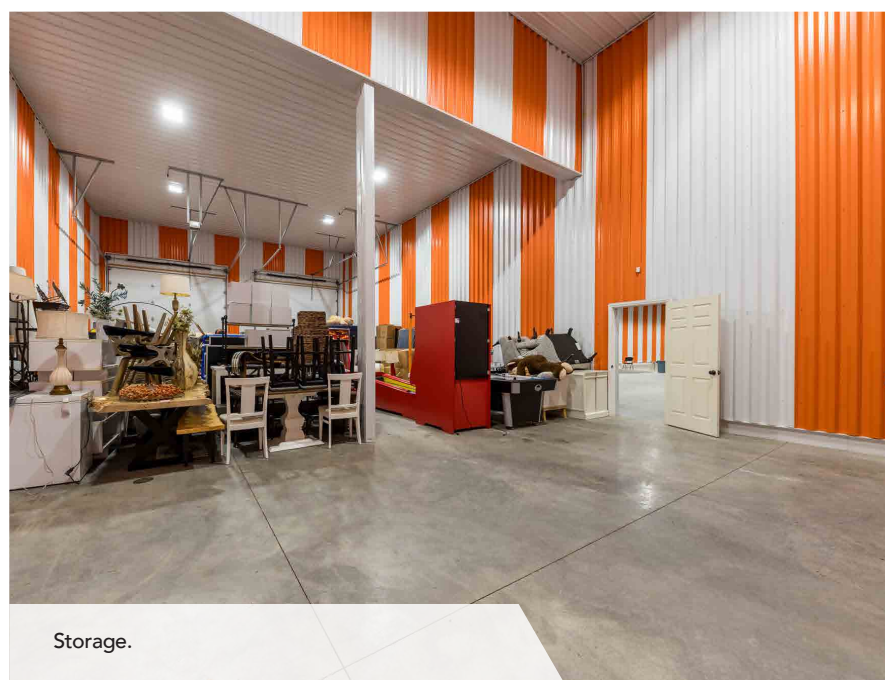
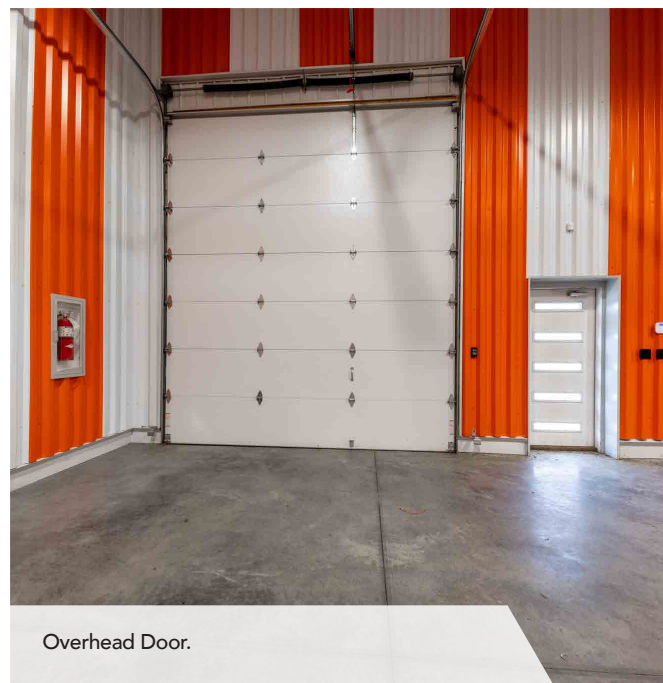


Bathroom.



Storage.

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EXTERIOR PHOTOS



Front of Building, Main Entrance.

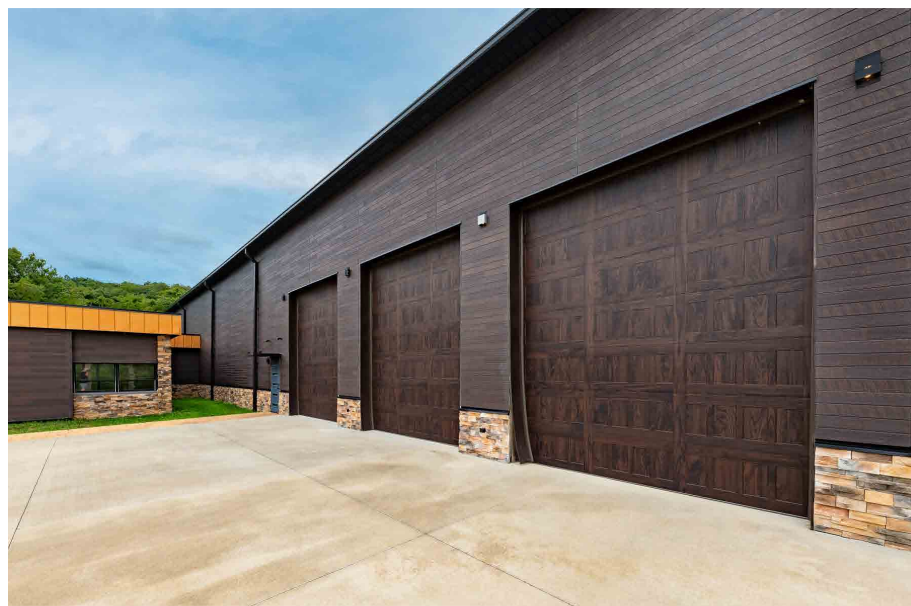


Main Entrance.

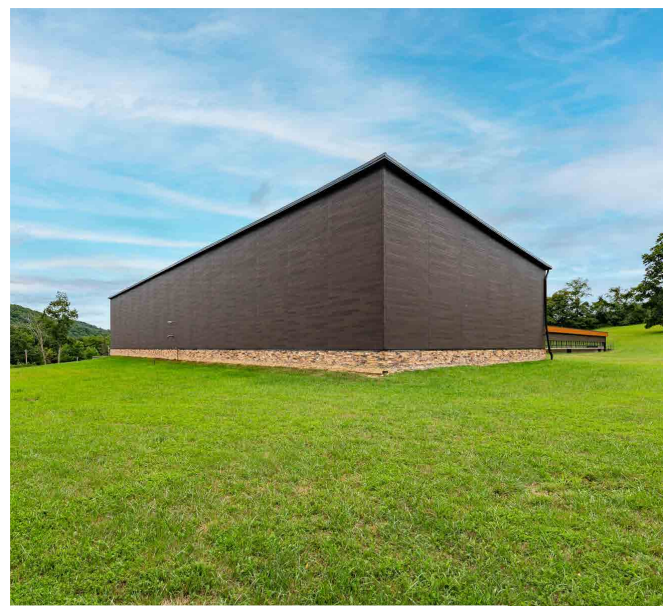


Front of Building.

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Front of Building.



Back of Building.



Back/Side of Building



Back/Side of Building

AERIAL PHOTOS



Aerial Facing North.

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Aerial Facing West.



Aerial Facing South.

AERIAL PHOTOS



Aerial Facing South Towards I-79.

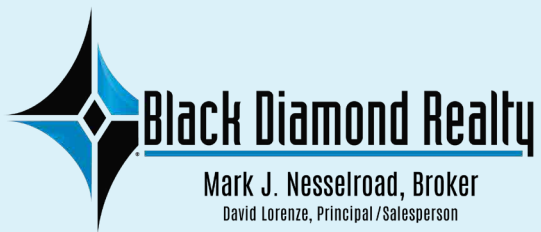
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Aerial Facing East.



Aerial Facing North.



CONTACT

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