

1967 Oakland Avenue

Indiana, PA 15701



Building **Size**

Approximately 1,674 SF

Site **Size**

Approximately 0.63 acres

Parcel **ID**

42-033-509 (Indiana County)

Sale **Price**

\$700,000.00

Property **Highlights**

- Three (3) bay service station, with office, restrooms and three (3) storage areas
- Prime retail location along the highly sought after Oakland Avenue (Route 286) the main retail corridor in Indiana
- Located a few blocks from Indiana University of Pennsylvania
- Current tenant lease with Aamco expires 1/31/26; Tenant may consider extension of lease if Buyer is interested



AVERAGE DAILY TRAFFIC

15,148 Vehicles Daily - Oakland Avenue

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	8,063	27,393	34,862
Avg. HH Income	\$70,626	\$69,607	\$70,144



For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com

Alec Parchinski
Associate

Oxford Realty Services, Inc.
412.261.0200, ext 3485
aparchinski@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.