



Cross Property 360 Property View

2003 Oneida Valley Rd, Karns City, Pennsylvania 16041

Listing

Commercial-Industrial-Business

2003 Oneida Valley Rd



MLS #: **1746423** Status: **Active** List Price: **\$92,500**
 Address: **2003 Oneida Valley Rd** County: **Butler**
 Area: **Concord Twp** Zip Code: **16041**
 Postal/Mailing City: **Karns City** State: **Pennsylvania**
 Lease Price: Lease Per:
 Directions:
 Map#/Block#/Lot#/Info: **220-3F08-11AAA-0000**
 Lot: **147*85*120*19*87** Acres: **0.40**
 Lot Desc: CIB Type:
 Zoning: **Mixed**
 For Sale: **Building, Business, Equipment**
 For Lease:
 Business Name:
 Business Description:
Recent: 04/02/2026 : NEW



General Information

Office SqFt: Railroad: GAI: **\$64,327** Utilities:
 Warehouse SqFt: Freight Elev: GOI: Maintenance:
 Road Frontage: **139** Sprinkler Sys: Vacancy %: Other Expenses:
 Ceiling Height: Dock: Taxes: **\$674** NOI:
 Are the Listing Images Digitally Altered/Staged?: **No** Insurance:

Remarks

Incredible opportunity to own a profitable, well-established pizza shop with a strong local following! This turnkey offering includes the building, successful business, and private parking lot, making it a rare chance to step right into ownership with everything already in place. The shop is equipped with newer, top-of-the-line equipment, with an extensive list of items included in the sale (see supplements). Currently operating with limited hours, the business offers tremendous potential for growth through expanded hours, additional menu items, catering, delivery, or online ordering. Whether you're an experienced restaurateur or an entrepreneur looking for a thriving business with room to grow, this is a fantastic opportunity to take an already successful operation to the next level.

Agent Remarks

Realist states address # is 1737 but Mailing address # is 2003. Please text me to set an appointment and myself and the owner will meet you and your buyer there :) All information is deemed reliable but not guaranteed and should be independently verified. Buyer and Buyer's Agent are responsible for verifying all aspects of the property including but not limited to measurements, taxes, zoning, utilities, and permitted uses. Buyer and Buyer's Agent to conduct their own due diligence.

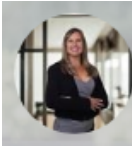
Features

Type Property: **Fastfood, Other, Restaurant** Year Built:
 Form of Access: **Highway** Construction: **Concrete**
 Parking: / Insulation:
 Traffic Count: Utilities Avail: **Electricity, Other, Sewer, Water**
 Show: **Appointment With Listor**

Office Information

Value: **Assessment Value - \$4,899** Tenant Occ: **No** Taxes: **\$674**
 ENT: Foreclosure: Short Sale:
 Seller Consider Concession Y/N:
 Owner: **Bergbigler** Tour Date:
 Contact: **Agent** Phone: **724-822-6632**
 Agent: **Holly Pflugh** Phone: **724-822-6632** Cell Phone: **724-822-6632**
 Email: **hollypflugh@remax.net** Tour URL:
 Agent State License #: **RS312872** Broker State License #: **RB070054**
 List Office: **R7401 - RE/MAX INFINITY** Phone: **724-841-0088 ext.**
 List Date: **04/02/2026** Expire Date: **04/01/2027** Pending Date:

Tour URL:
 Video Tour URL



Holly Pflugh
Cell: 724-822-6632
hollypflugh@remax.net
RE/MAX INFINITY



Cross Property 360 Property View

Thursday, April 9, 2026

7:05 AM

Requested By: Holly Pflugh