

Commercial | For Sale or Lease | C-2 Zoning

604 Wallace Run Rd Beaver Falls, PA 15010

\$425,000 | Lease: \$2,900/Month



PROPERTY OVERVIEW

Fantastic corner location offering exceptional exposure at a high-volume 4-way intersection with 175' of frontage on SR 551/Wallace Run Rd. This move-in ready commercial property features 3 finished offices, a laundry/kitchen/bath area, 2 open bays, and a separate third bay with radiant heat and 10' insulated doors. The lot accommodates 30+ vehicles, and the side entrance is ADA compliant. Metal roof installed in 2021. Water, sewer, and air lines have been replaced during current ownership. Less than 2 miles to PA-376, Chippewa, and the PA Turnpike. Available for lease or purchase.

PROPERTY DETAILS

MLS #	1730313	Status	Active
Address	604 Wallace Run Rd, Beaver Falls, PA 15010	County	Beaver
Zoning	C-2	Lot Size	0.47 Acres
Parking	30+ Vehicles / Paved	Construction	Brick / Metal Roof (2021)
Utilities	Electric, Gas, Sewer, Water	ADA Compliant	Yes
For Sale	Building, Business, Equipment, Land	For Lease	Building, Business, Equipment, Land

INVESTMENT HIGHLIGHTS

- High-visibility corner lot at 4-way intersection with heavy daily traffic

• 175' frontage on SR 551 — exceptional signage opportunity
• Less than 2 miles to PA-376, Chippewa, and PA Turnpike
• Move-in ready with 3 offices, 2 open bays + 1 separate bay with radiant heat
• ADA compliant side entrance New metal roof (2021)
• Available for lease or purchase — flexible deal structure
• C-2 zoning allows wide variety of commercial uses
• 30+ vehicle paved parking lot with security cameras

FINANCIAL SUMMARY

Asking Price	\$425,000
Lease Rate	\$2,900 / Month
Annual Property Taxes	\$3,151
Assessment Value	\$388,600
Zoning	C-2 — Wide Variety of Permitted Uses
Financing	Conventional or Seller Financing — Contact Agent

LOCATION & DEMOGRAPHICS

Located at the signalized intersection of SR 551/Wallace Run Rd and Shenango Rd in Beaver Falls, PA. Within 2 miles of PA-376, Chippewa Township, and the Pennsylvania Turnpike, providing immediate access to the broader Pittsburgh metro area. Beaver County benefits from industrial expansion along the Ohio River corridor. Directions: I-376 W in Vanport, follow to PA-51 N in Chippewa Township, then R at Burger King onto Shenango Rd.

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