



Retail/Office Building

FOR SALE

729-731 Allegheny River Blvd.
Verona PA 15147

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PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Retail/Office Building
- Zoning: C-Commercial District
- First Floor Retail
- Second Floor Office
- Full Basement-Storage
- New rubber roof - 2023
- One (1) restroom
- Lot Size: 50' x 100' - 5,000 sf
- Lot & Block #: 364-K-177
- Electric: Three phase 120/208V-150 amps
- New sump pump and french drain installed December 2024-Lifetime warranty



TOTAL SIZE OF BUILDING:

4,200 +/- Square Foot

AVAILABLE SPACE:

First Floor: 2,500 +/- square feet

Loft Area: 1,700 +/- square feet

Full Basement



SALE PRICE:

\$300,000

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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	8,830	41,841	137,218
Median HH Income	\$62,041	\$68,098	\$61,284

