

RARE , MULTI – PARCEL OPPORTUNITY!

5100 Noblestown Rd. Oakdale PA 15071
Moore's Hardware Store and Garden Center

Continue operating this beloved community business, or establish your own – spa/salon, office building, multiple use retail, bar/restaurant



This opportunity includes: 2 Buildings, 1 garage, 1 parking lot.



3 contiguous lots 109x57x116x85 Total Acres: 0.18



Lori Kashellack
Cell: 412-969-3584
Office: 412-521-5500
lorikashellack@TPRSold.com
<https://lorikashellack.thepreferedrealty.com/>

BERKSHIRE
HATHAWAY
HomeServices

The Preferred
Realty

Welcome to an exceptional opportunity to own a multi-parcel! Moore's Hardware store has been a thriving staple in the community of Oakdale for over 32 years! This triple lot boasts a retail store, lawn and garden center, an attached garage and a private parking lot!

All 3 Parcels listed are contiguous and are to be sold together as part of this offering.

In addition to the sale of these 3 parcels, the business (inclusive of all inventory/assets) are also available for sale: \$250,000. Please inquire for more information.

Buyers are welcome to make offers for all 3 lots, as well as offers which includes the business and inventory.

List of recent updates:

- 2024- New HVAC system
- 2020- New furnace
- 2014 - all 3 rubber roofs were replaced (re-sealed twice annually as needed).
- The parking lot is resealed annually

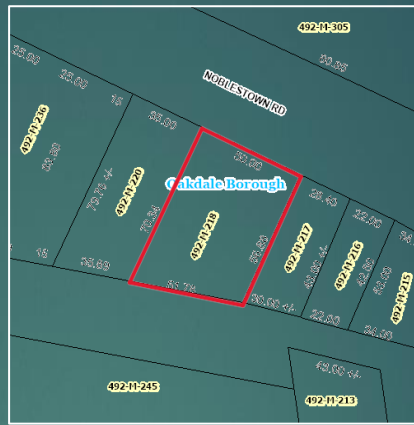


Lori Kashellack
Cell: 412-969-3584
Office: 412-521-5500
lorikashellack@TPRSold.com
<https://lorikashellack.thepreferredrealty.com/>

**BERKSHIRE
HATHAWAY** | The Preferred
HomeServices Realty



00492-M-00218-0000-00



Retail Store –
Approx. 3,770 Sq. Ft.

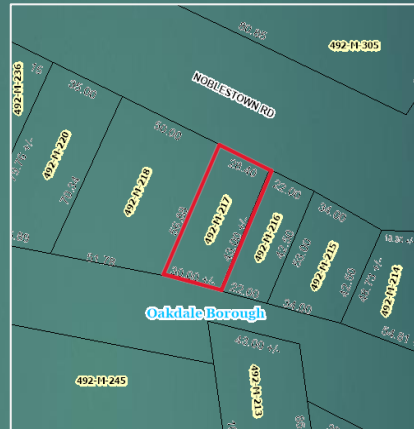
Garage - Approx.
1,950 Sq. ft.

Lot – Approx. 3,443
Sq. Ft.

Lot Frontage - 49ft.



00492-M-00217-0000-00



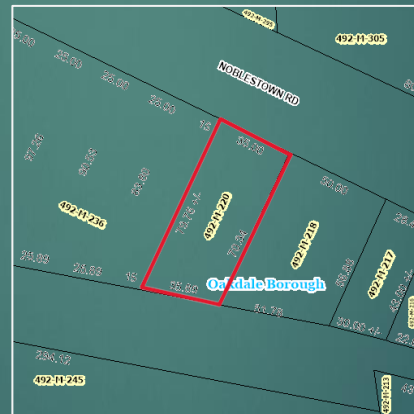
Lawn and
Garden Center -
Approx. - 1,418
Sq. ft.

Lot - Approx.
1,580 Sq. ft.

Lot Frontage -
25ft.



00492-M-00220-0000-00



Lot- Approx. -
2,811 Sq. ft.

Lot Frontage - 35
Sq. ft.

Lot – 6 parking
spaces plus
Conex storage
unit

Taxes, and square footage are deemed reliable but not guaranteed. Buyers are exclusively responsible for verifying any information and conducting their own due diligence.



Lori Kashellack
Cell: 412-969-3584
Office: 412-521-5500
lorikashellack@TPRSold.com
<https://lorikashellack.thepreferedrealty.com/>

**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred
Realty

Inventory and Assets: \$250,000

- Forklift
- Sharpening machine
- Glass cutter
- Paint mixer/shaker
- Key machine
- Safe
- Fixtures
- Conex Storage Unit
- Cash register
- Fax machine
- Customer in store charges- Approx 120 customers
- Totality of merchandise for future sale or use.

Current P/L statements available upon request for serious buyers only ; an NDA required



Lori Kashellack
Cell: 412-969-3584
Office: 412-521-5500
lorikashellack@TPRSold.com
<https://lorikashellack.thepreferedrealty.com/>

**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred
Realty