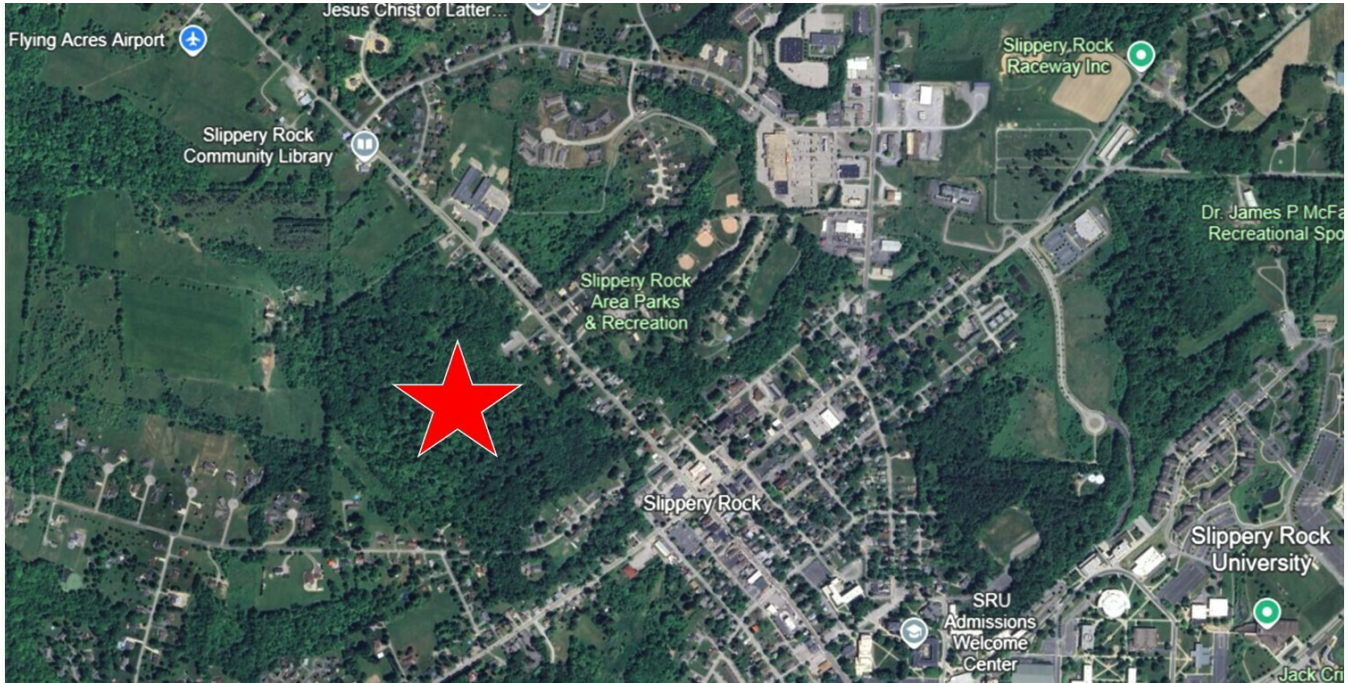


FOR SALE



Excellent Development Site

N Main St, Slippy Rock, PA 16057

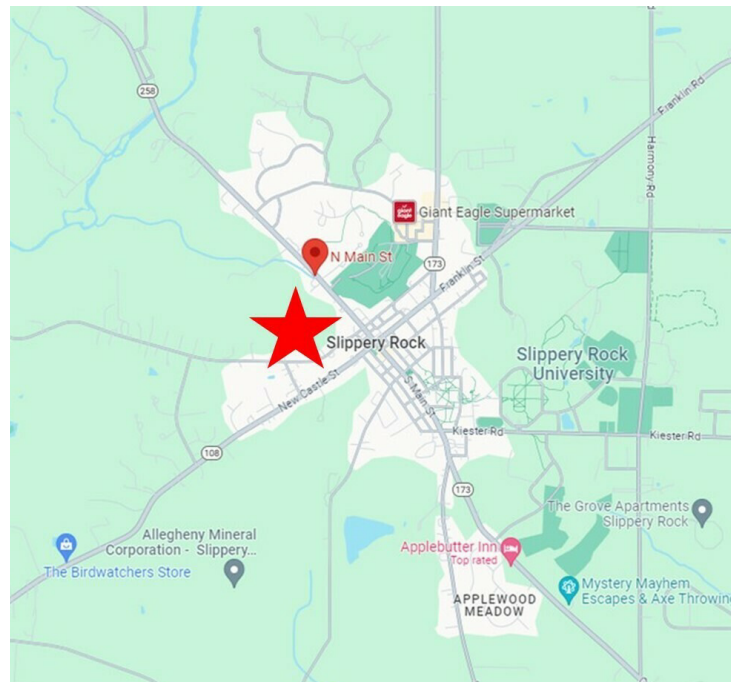


Prime Location In The Heart Of Slippy Rock!

This excellent development site is located in the heart of Slippy Rock. Nearby, Slippy Rock University offers a dynamic student population and diverse cultural events throughout the year. Outdoor enthusiasts will appreciate the proximity to McConnell's Mill State Park and Moraine State Park, providing an abundance of recreational activities. With flexible zoning, this property provides an ideal opportunity for developers.

Property Highlights

- 53 Acres For Sale
- All Public Utilities
- Zoned Commercial, Residential, or Mixed Use
- Well-Suited for a Wide Variety of Uses
- Superior Location!
- Easy access to Route 108, Route 258 and I-79. Less than a 1/2 mile from Slippy Rock University and 4 miles to Grove City Premium Outlets!



PRESENTED BY:

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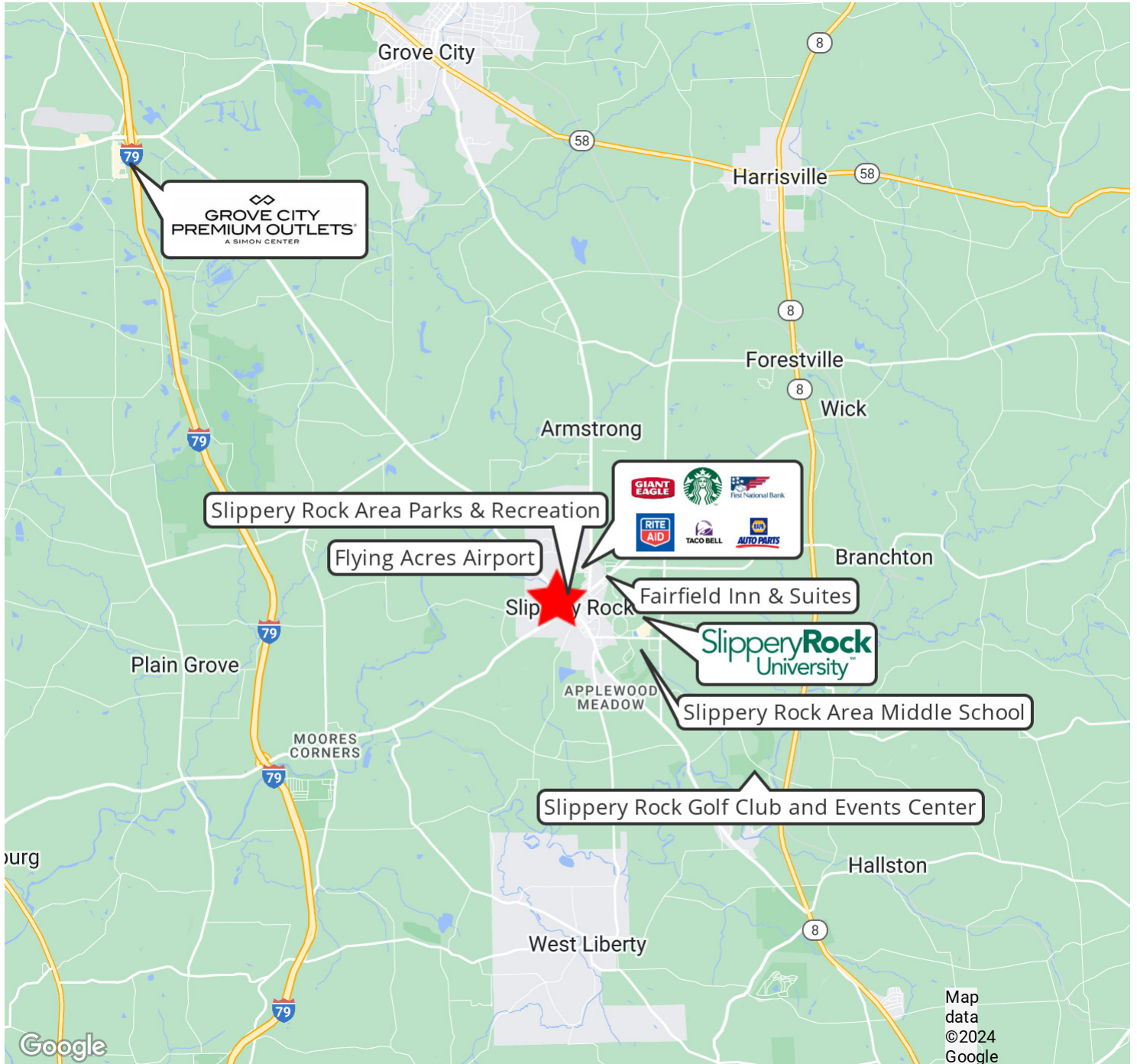
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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