



## **PRIME COMMERCIAL LOT** **'REDEVELOPMENT OPPORTUNITY'**

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**F O R   S A L E**

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4865 Allegheny River Blvd. & Sandy Creek Road  
Verona PA 15147

David Hanley • Broker • 412-261-6532 x237 • [david@prudentialrealty.com](mailto:david@prudentialrealty.com)



# PROPERTY HIGHLIGHTS

## FEATURES:

- Two commercial/retail buildings on prime corner lot - High visibility
- Abundant parking in lots
- 20,641 +/- vehicles per day
- Lot & Block: 293-L-2
- Zoning: M - Mixed Use

## BUILDING SIZE:

Building A: 300 +/- square feet

Building B: 1,300 +/- square feet

## SIZE OF LOT:

4.6290 +/- acres

## SALE PRICE:

**\$1,200,000**



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	3,957	70,551	209,889
Median HH Income	\$51,766	\$53,508	\$63,702

