



FOR SALE OR LEASE

Major Price Reduction! User/Investor Opportunity

1044 University Dr, Connellsville, PA 15425



Location Description

Located off of Route 119 in Connellsville, PA. This prime commercial area boasts a thriving retail and vehicle-related business scene.

Property Highlights

- 15,598 Square Foot Building
- 1.3 Acres
- Nine (9) Drive-in Doors
- Lighted and Paved Parking Lot
- New Roof 2020
- 11,000 Vehicles Per Day
- Sale Price: \$695,000.00
- Lease Rate: \$6.00/SF/yr IG



Demographics	2 Mile	5 Mile	10 Mile
Population	10,096	22,167	70,294
Households	4,193	9,262	29,482
Avg HH Income	\$57,089	\$61,605	\$62,249

PRESENTED BY:

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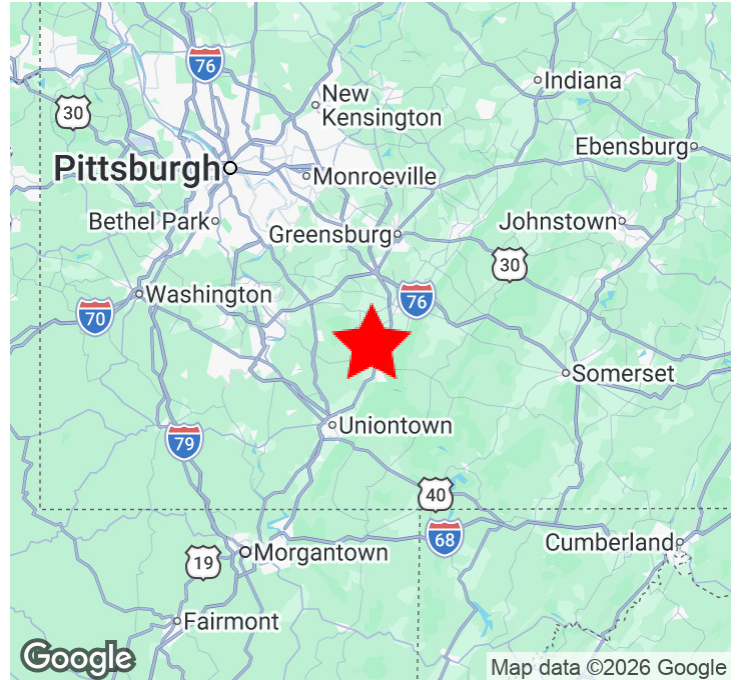
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**



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