

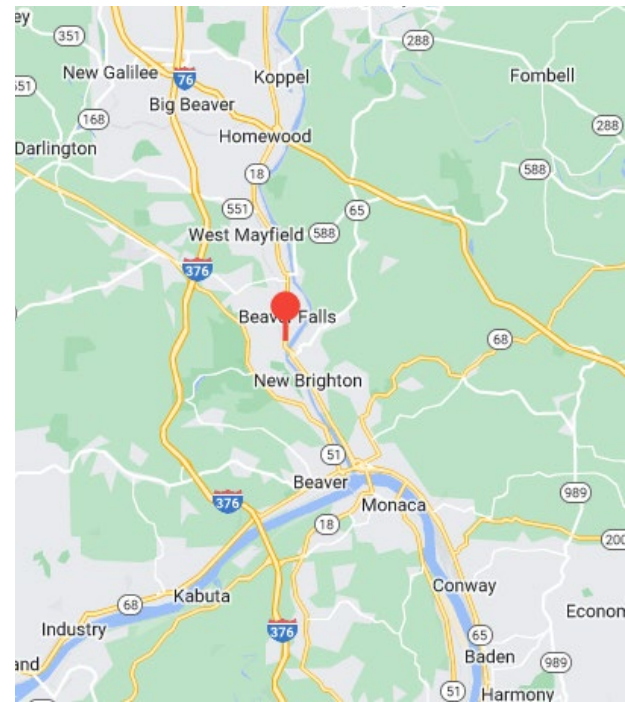
AUTO DEALERSHIP AVAILABLE

201 7TH AVENUE, BEAVER FALLS, PA 15010



PROPERTY FEATURES:

- 3.52 acres of land for sale or lease
- 33,000 SF car dealership building with showroom, offices, parts, service and collision center
- Drive-in Doors:
Three (3): 10' x 12' , Two (2): 12' x 14' , One (1): 24' x 12'
- Fully paved lot
- CLI, Commercial/Light Industrial & Gateway zoning districts permit a wide variety of uses
- All public utilities available
- 11,369 ADT on 7th Avenue
- Convenient access to I-76 (PA Turnpike), I-376 (Beaver Valley Expressway) and PA Routes 18 and 51



CONTACT:

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GARY WILSON, SIOR

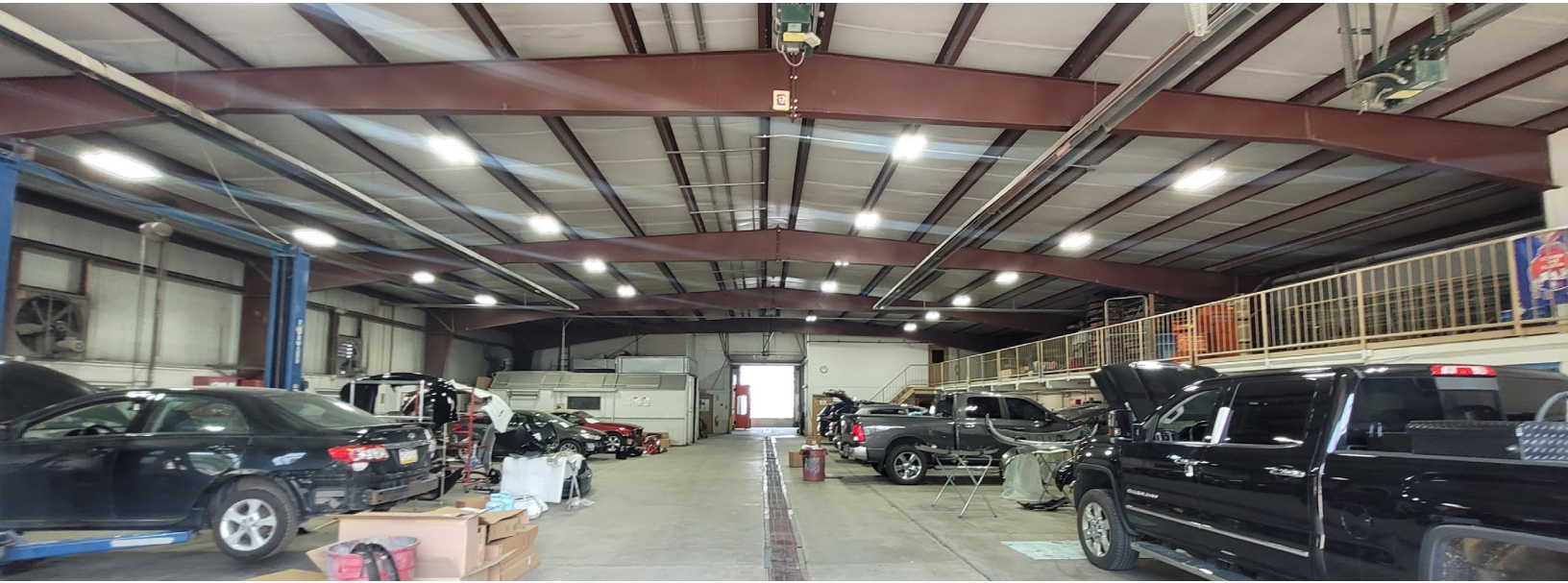
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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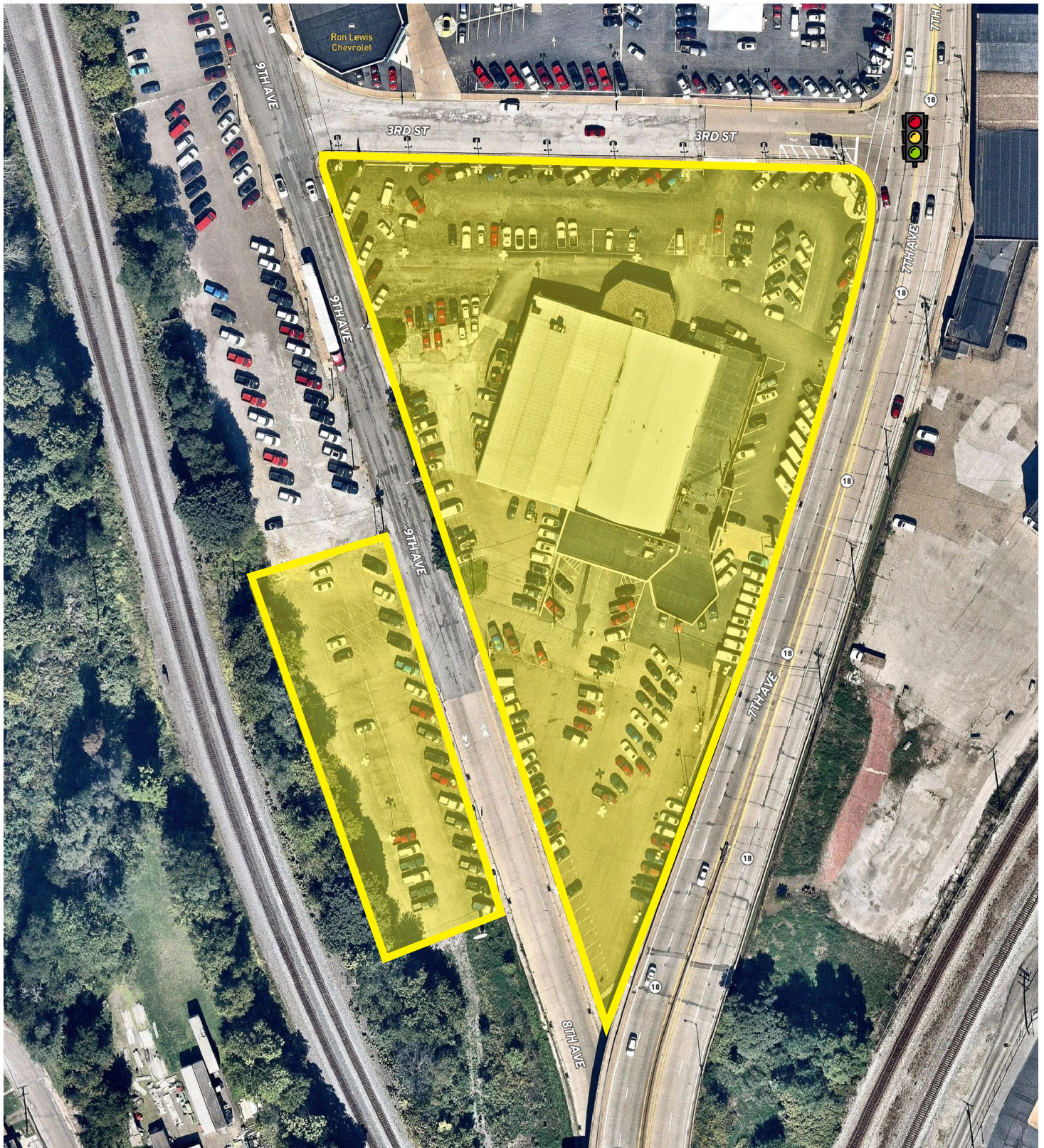
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