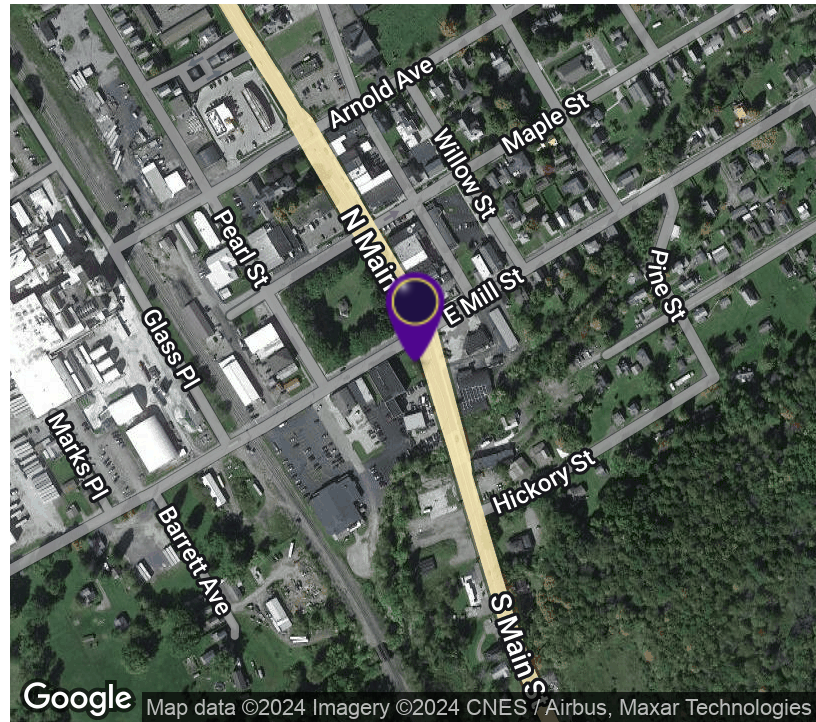


# Port Allegany Office Building

78 West Mill Street, Port Allegany, PA 16743



## OFFERING SUMMARY

Available SF:	500 - 16,463 SF
Lease Rate:	Call for Details
Lot Size:	0.89 Acres
Building Size:	16,463 SF
Zoning:	Commercial

## PROPERTY OVERVIEW

This 16,463+/- SF 2-Story brick building has 500 SF up to 16,463 SF available for lease and resides on a .89-acre lot which is located directly across from the town square in Port Allegany, Pennsylvania. There is ample parking in the rear of the building and two large 'store front' retail spaces. Building is considered to be over 100 years old and has all the charm and grandeur of the early 1900's with a modern flare. Building has central HVAC, all new energy-efficient double-paned windows, updated electrical & plumbing as well as a new wheelchair lift. Front doors open to a large foyer and double spiral staircase leading to 2nd-floor offices. ADA compliant entrances and bathrooms.



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com

# Port Allegany Office Building

78 West Mill Street, Port Allegany, PA 16743



## LOCATION DESCRIPTION

Downtown Port Allegany has local businesses which includes multiple restaurants, the Olean Medical Group, US Post Office, Sheetz, Rite Aid and the Fire Department. At the corner of Mill St and Main St (Historic Route 6) provides high visibility on a heavily traveled road. The only building like it in all of McKean County, which is located in the northwest section of Pennsylvania with a land area of 992 sq miles characterized by a rural setting with the Allegheny High Plateau Region. Atop of one of the richest Marcellus and Utica Shale fields discovered in recent years.

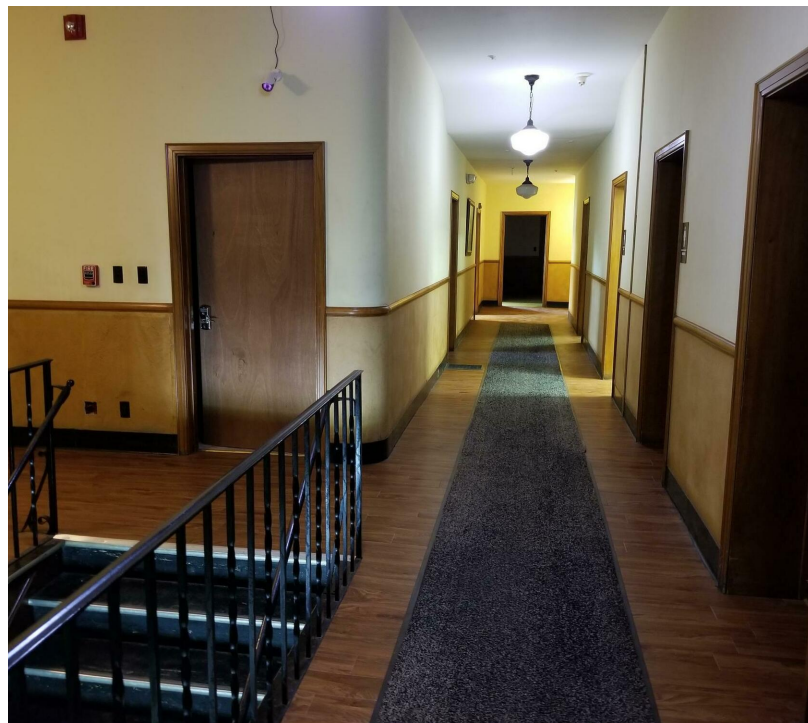
## PROPERTY HIGHLIGHTS

- 16,463+/- SF
- 2-Story brick building
- Resides on a .89-acre lot
- Located directly across from the town square in Port Allegany, Pennsylvania
- Ample newly paved parking in the rear of the building
- Two large 'storefront' retail spaces
- Handicap Accessible with New Elevator

ADDITIONAL PHOTOS

# Port Allegany Office Building

78 West Mill Street, Port Allegany, PA 16743

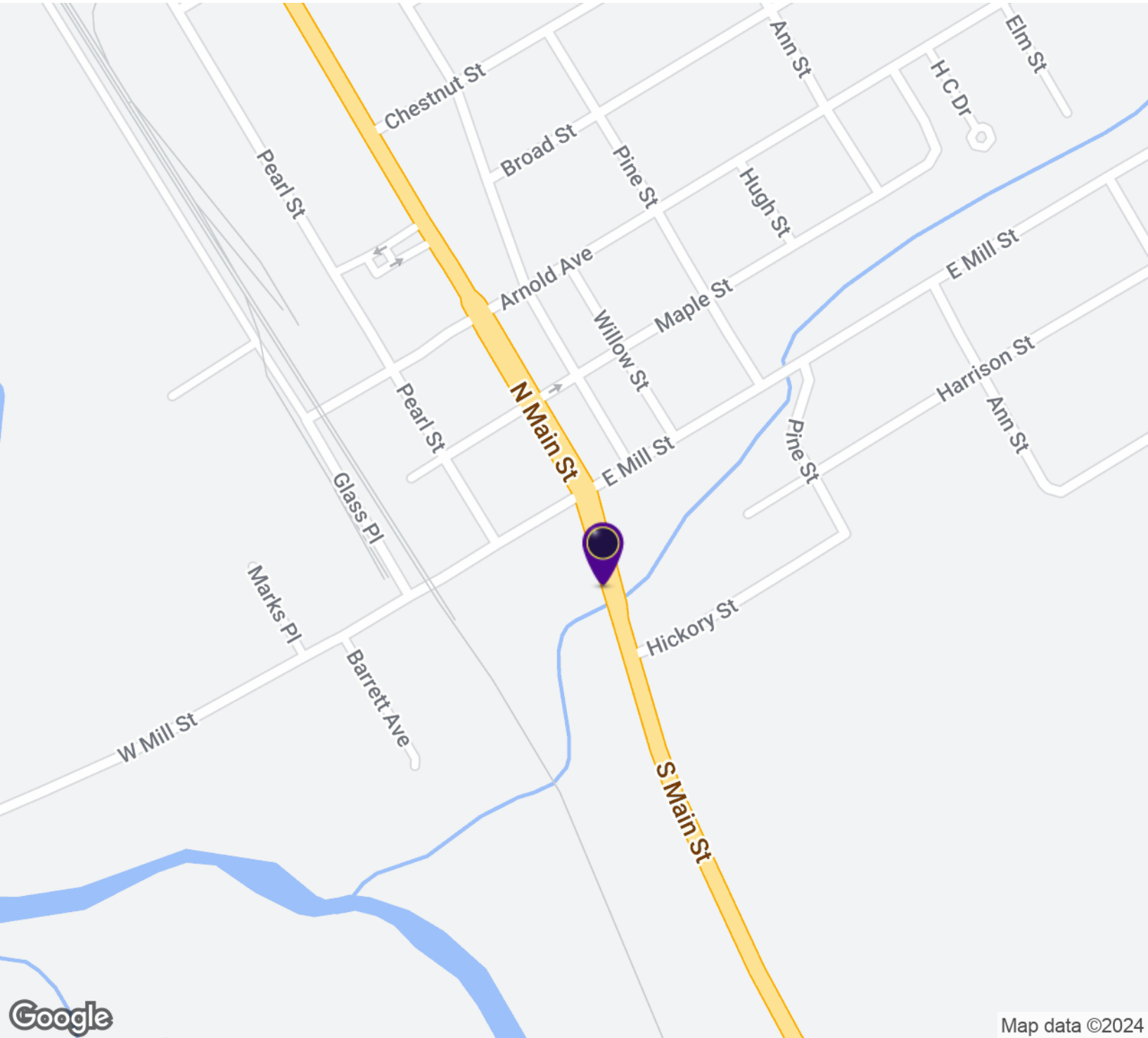


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Port Allegany Office Building

78 West Mill Street, Port Allegany, PA 16743

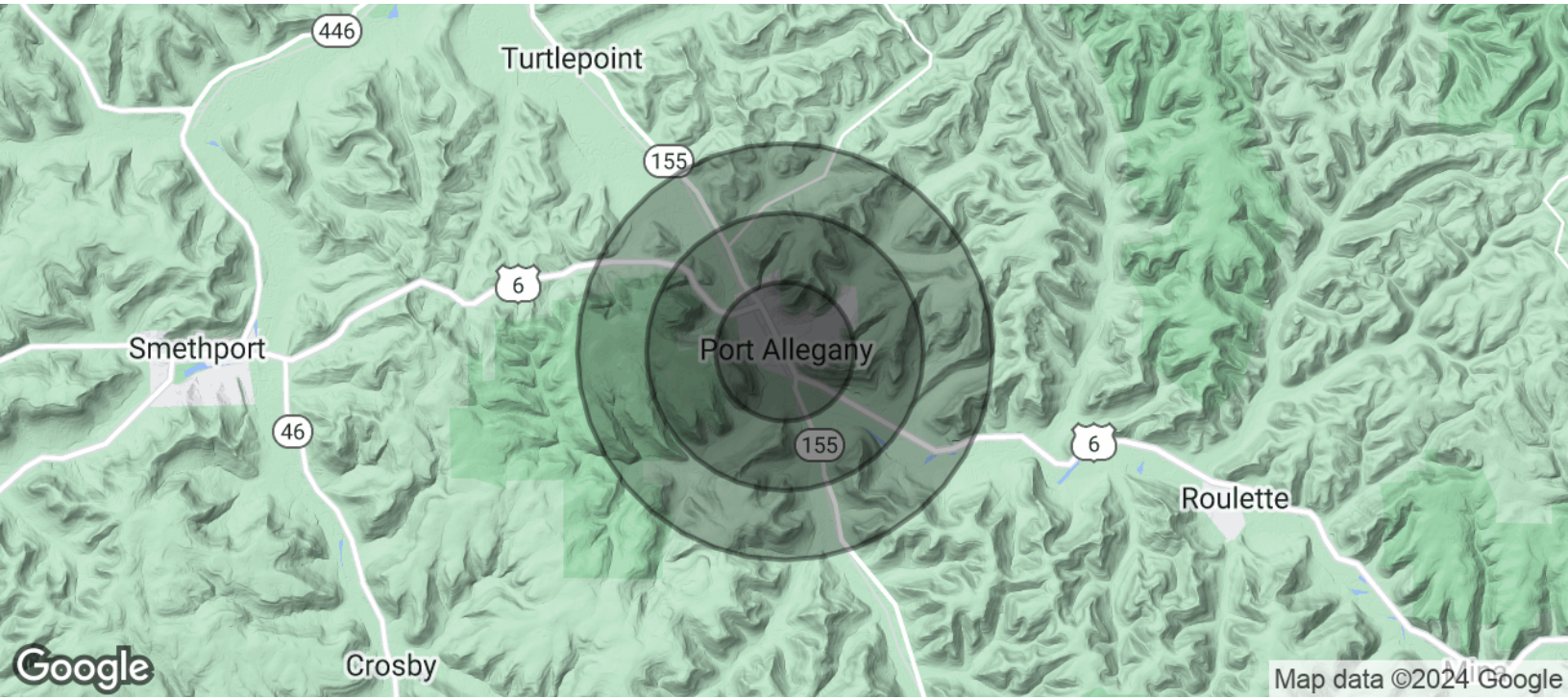


**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Port Allegany Office Building

78 West Mill Street, Port Allegany, PA 16743



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,478	1,967	2,282
Average Age	44.7	44.5	44.2
Average Age (Male)	42.9	43.1	43.4
Average Age (Female)	45.8	45.4	44.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	715	969	1,151
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$74,965	\$71,914	\$67,890
Average House Value	\$89,442	\$90,482	\$92,120

2020 American Community Survey (ACS)



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com