



3002 Main St Morgantown, PA

3002 Main St
Morgantown, Pennsylvania 19543

For more information

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Property Highlights

- 3,842 SF building
- Leased for \$3,300 + utilities until 08/2027
- Recently renovated with a great infrastructure
- Zoned Commercial
- 14 surface parking spaces, with 20-25 on street parking spots
- Public water and Sewer

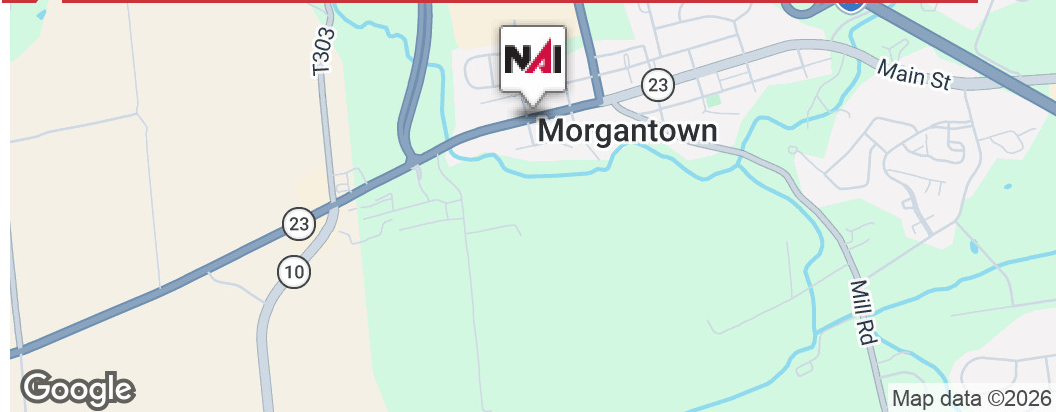
Property Description

Presenting an exceptional opportunity for a prospective Special Purpose/Church owner / user, this historic property in the heart of Morgantown, PA, boasts a 3,842 SF building with a rich legacy dating back to 1878. Recently renovated in 2025, the property seamlessly blends classic charm with modern functionality. Zoned C-1, it offers versatile potential for various religious, educational, or community-focused uses. With 100% occupancy until next year, this property cash flows until next August and could be occupied by an owner or continued to be an investment.

For Sale

3002 Main St Morgantown, PA

3,842 SF | \$475,000



OFFERING SUMMARY

Sale Price	\$475,000
Lot Size	18,050 SF
Building Size	3,842 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	664	\$106,508
5 Miles	20,134	\$124,150
10 Miles	97,645	\$125,651

For Sale

Special Purpose Property

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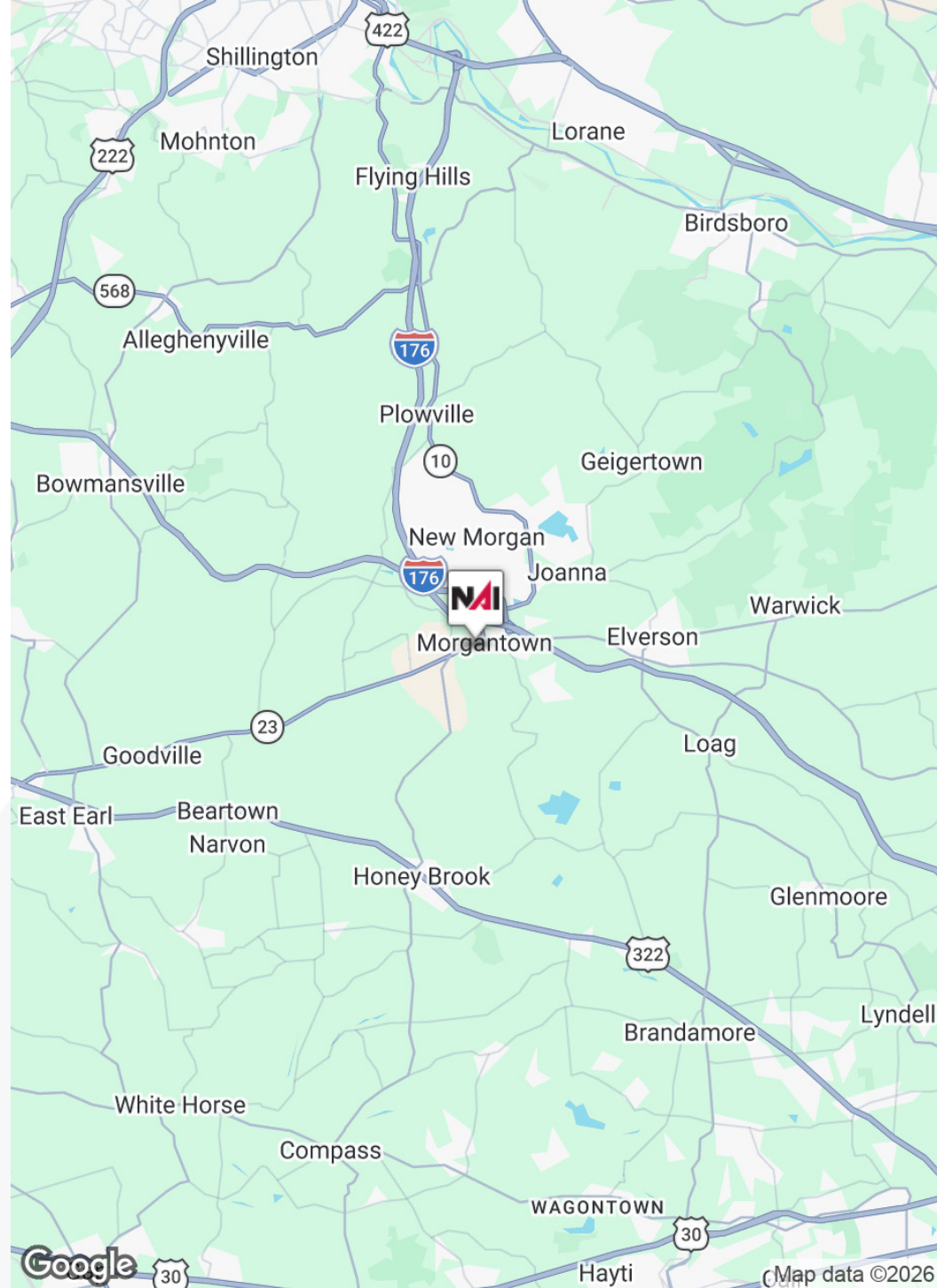
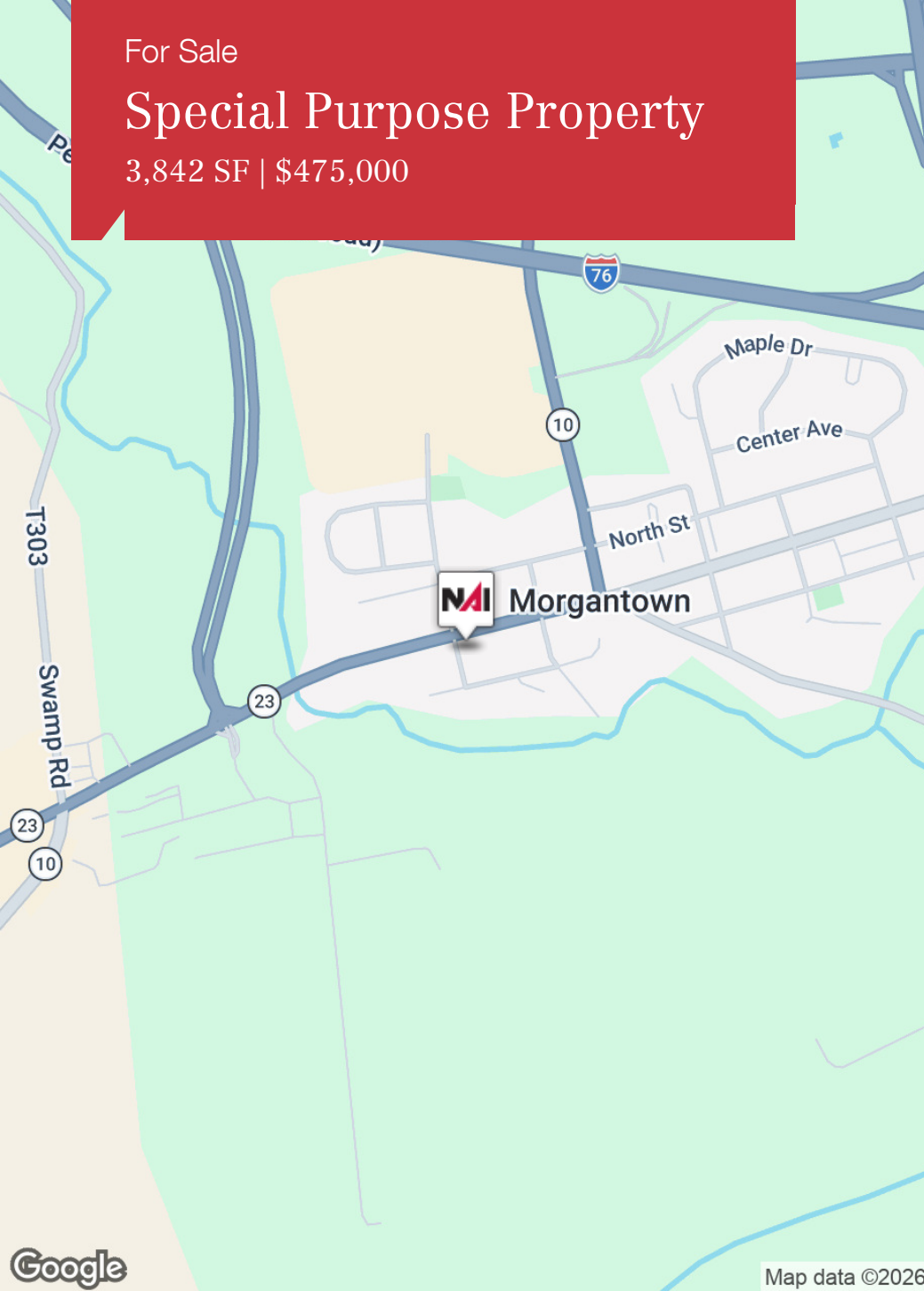
PROPERTY ADDRESS:	3002 Main St Morgantown, PA 19543
APN:	35531016940447
LOT SIZE:	18,050 SF
BUILDING SIZE:	3,842 SF
ZONING:	C-1
YEAR BUILT:	1878
ROOF:	Shingle and Rubber
Electric	Updated with new panels in 2019
Utilities	Public Sewer and Water
Heat	Oil / Hot Water Furnace
Zoning	Commercial



For Sale

Special Purpose Property

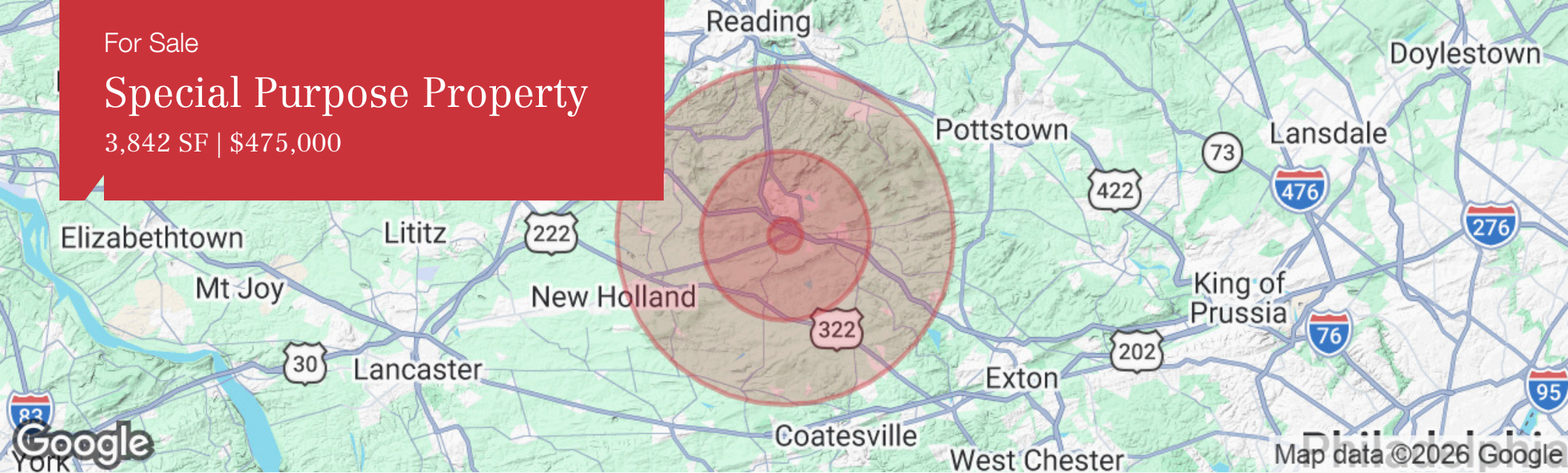
3,842 SF | \$475,000



For Sale

Special Purpose Property

3,842 SF | \$475,000



	1 Mile	5 Miles	10 Miles
Population			
Total Population	664	20,134	97,645
Median Age	40.3	39.6	42.5
Median Age (Male)	40.0	38.9	42.1
Median Age (Female)	40.5	40.0	42.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	234	6,985	35,948
# of Persons Per HH	2.8	2.9	2.7
Average HH Income	\$106,508	\$124,150	\$125,651
Average House Value	\$284,208	\$368,811	\$356,651
Race	1 Mile	5 Miles	10 Miles
% White	95.2%	94.1%	92.0%
% Black	0.9%	1.1%	1.9%
% Asian	0.9%	1.3%	0.9%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.0%
% Other	0.3%	0.7%	1.0%
Ethnicity	1 Mile	5 Miles	10 Miles
% Hispanic	1.5%	3.4%	4.0%

* Demographic data derived from 2020 ACS - US Census