

389 LINCOLN HIGHWAY PROPERTY



MUNICIPALITY:		Hempfield Township	UTILITIES:	
LOCATION:		389 Lincoln Highway	Electricity:	West Penn Power Company
ADDRESS:		Jeannette, PA 15644	Gas:	Peoples Natural Gas
			Water:	Municipal Authority of Westmoreland County
SITE DESCRIPTION:			Sewage:	The Hempfield Township Municipal Authority
Property Zoning:	Commercial/Residential		Telecommunications:	Unknown
Acreage:	24.6+ Acres		Comments:	New sewer line to totally circumnavigate the property.
Comments:	Great development opportunity. The five properties included in this sale are as follows: Map Number 50-13-00-0-152-00-000, Map Number 50-13-00-0-090-00-000, Map Number 50-13-11-0-001-00-000, Map Number 50-13-00-0-089-00-000, and Map Number 50-13-00-0-091-00-000. Gross income of \$70,800 per year. Website	TRANSPORTATION:		
		Nearest Highway:	Located on US Route 30 PA Turnpike (I-76) – New Stanton – 2 miles	
		Nearest Airport:	Arnold Palmer Regional Airport – 12 miles	
		Rail Accessible:	No	
		Water Access:	No	
		Comments:	None	
		STATUS:		
		Available For:	Sale - \$1,400,000	
		Consider Subdivision:	Unknown	
		CONTACT:	WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org	NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.