

FOR SALE > NORTH HUNTINGDON TOWNSHIP

# 10249 & 10316 Center Hwy.

NORTH HUNTINGDON, PA 15642



10249 Center Highway, North Huntingdon, PA 15642

**PRICE REDUCED \$800,000**

Asking Price: ~~\$1,150,000~~



> Parcel Size: 9.03 Acres

> 47,130 SF Total Building Size

> Office | 7,600 SF

> Buildings: Nine (9)

> Warehouse | 39,530 SF

10316 Center Highway, North Huntingdon, PA 15642

Asking Price: ~~\$950,000~~

**PRICE REDUCED \$800,000**



> Parcel Size: 1.41 Acres

> 25,556 SF Total Building Size

> Office | 13,804 SF

> Buildings: Two (2)

> Warehouse: 11,752 SF

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# 10249 Center Highway

FORMER IRWIN BUILDER'S SUPPLY



**Property Type:** Industrial / Retail

**County:** Westmoreland

**Parcel Numbers:** 13-01-11-00-0001; 13-01-11-00-0016; 13-01-11-00-0017; 54-07-11-00-0199; & 54-07-11-00-0201

**Parcel Size:** 9.03 Acres

**Zoning:** Neighborhood Commercial (C-1)

**Gross Building Area:** 47,130 SF

**Warehouse:** 39,530 SF

**Office:** 7,600 SF

**Number of Buildings:** Nine (9)

**Year Built:** 1980

**Total Property Taxes:** \$15,577 per year

**Construction:** Wood / steel frame

**Foundation:** Reinforced concrete slab

**Framing:** Wood post and beam

**Exterior Walls:** Concrete, metal and vinyl siding

**Roof:** Flat

**Signage:** Pylon sign





# 10316 Center Highway

FORMER IRWIN BUILDER'S SUPPLY



**Property Type:** Industrial / Retail / Office

**County:** Westmoreland

**Parcel Numbers:** 54-07-11-00-209; & 54-07-15-00-093

**Parcel Size:** 1.41 Acres

**Zoning:** Neighborhood Commercial (C-1)

**Gross Building Area:** 25,556 SF

**Warehouse:** 11,752 SF

**Office:** 13,804 SF

**Number of Buildings:** Two (2)

**Year Built:** 1980

**Total Property Taxes:** \$9,255 per year

**Construction:** Wood / steel frame

**Foundation:** Reinforced concrete slab

**Framing:** Wood post and beam

**Exterior Walls:** Concrete, tile, and stucco

**Roof:** Flat

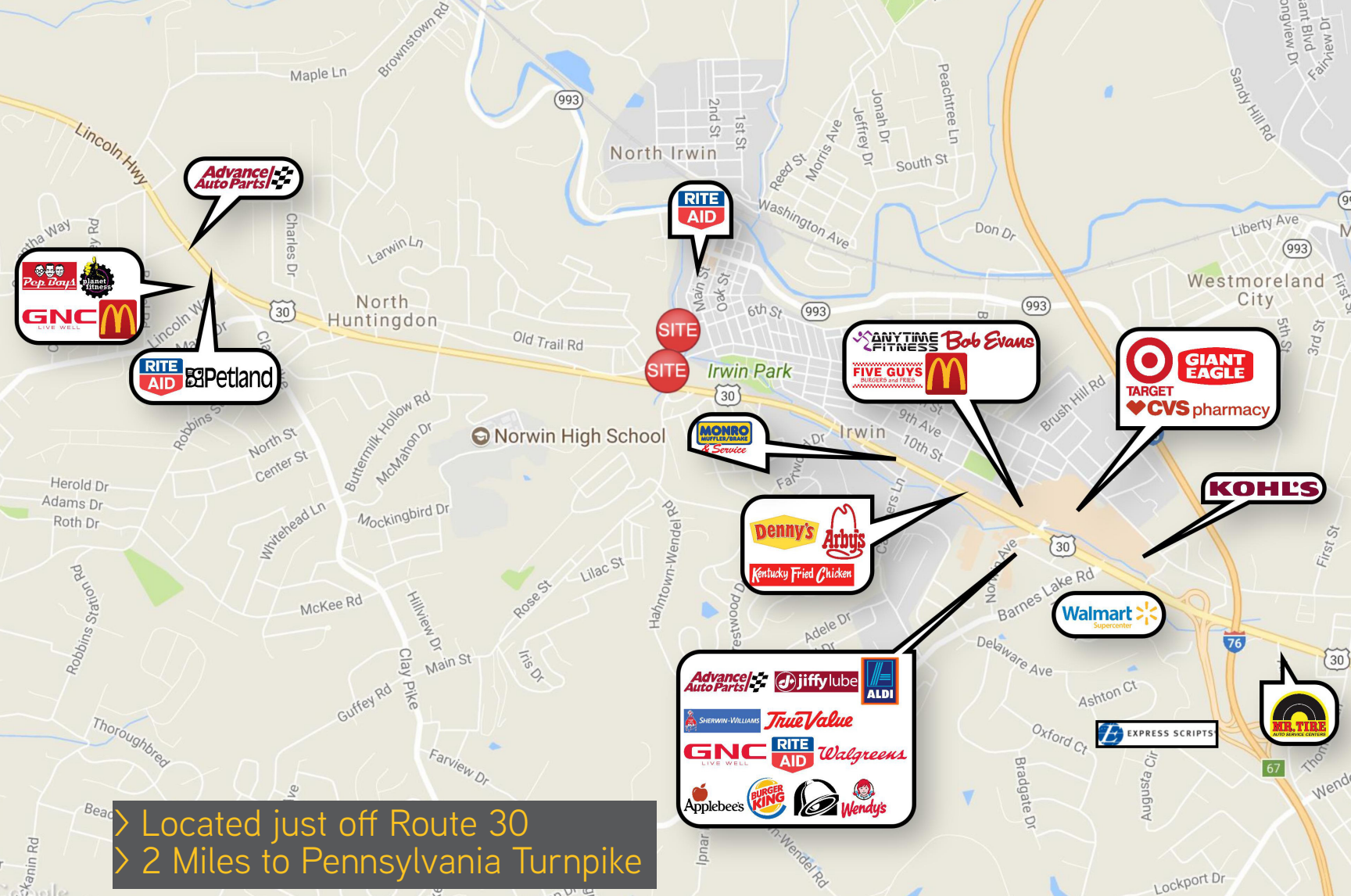
**Elevator:** One (1) passenger elevator in one of the buildings

**Signage:** Pylon sign



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## Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2017 Estimated Population	8,691	36,652	73,122	316,281
2017 Estimated Average Household Income	\$67,363	\$86,332	\$84,154	\$69,110
2017 Estimated Number of Employees	3,938	12,589	22,815	155,396
Number of Households	4,053	15,216	30,492	139,360

## Contact Us

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.