

Mon Valley Commercial Real Estate Opportunities

Agenda

- Introductions
- Waterfront Tax Credit
- Artist Live Work Space
- Touchstone Center for Crafts and Mon River Towns Program
- Available Properties
- Small Business Development Center
- Wrap Up

April 28, 2017



Mon Valley Commercial Real Estate Opportunities

Overview

- Increasing development interest, yet pricing is still attractive
- Variety of available properties and sizes: industrial sites, commercial, retail, multifamily
- Resources to support growth and development: financing via grants, loans, tax credits, and crowdfunding. Workforce development programs.
- Many of our communities are within the Mid Mon Valley Regional Enterprise Zone (MMVREZ), which provides additional financing incentives

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Mon Valley Commercial Real Estate Opportunities

Sample Downtown Development Opportunities

548 McKean Ave., Donora
20,000 SF
For-sale \$115,000
Princeton Commercial Holdings
(302) 525-8111



410 Market Street, Brownsville
For-sale \$49,900
Marlin Zelmores
(724) 396-6364



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Sample Multifamily Opportunities

433-435 McKean Ave., Charleroi
14 units
For-sale \$189,900
Mike Podolinski
(412) 217-6432



305 Front Street, Brownsville
7 units
For-sale \$79,900
Doug Burig
(724) 941-8811



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Sample Warehouse / Flex Opportunities

11 Guttman Blvd, Charleroi
25,000 SF
For-lease \$9.50 / SF NNN
Louis Oliva
(412) 434-1058



1 Bolivar St., Brownsville
20,000 SF
For-sale \$89,000
Jaime Deyarmin
(412) 316-7464



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Sample Retail / Restaurant Opportunities

187 Chess St., New Eagle
1400 SF
For-lease
Scott Kumpf
(412) 522-7856



578 Front Street, Fredericktown
7 units
For-sale \$79,900
Doug Burig
(724) 941-8811



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Commercial Real Estate Opportunities

Industrial Parks

Alta Vista

- I-70 @ Exit 32
- Parcels 3-40 acres in size
- Keystone Opportunities Zone (KOZ)
w/ significant tax benefits



Donora Industrial Park

- 256 acre park w/ 30 companies
- Approximately 30 acres remain available

Speers Industrial Park

- Completely developed
- Several parcels are currently for sale or lease

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Sample Development Opportunities

401 Railroad St., Monongahela
24,000 SF building, 7.2 acres, waterfront
For-sale
Melanie Patterson

Rostraver Development Site
176 acres
Ben Brown
(412) 261-3640

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Mon Valley Commercial Real Estate Opportunities

Summary

- A diverse range of properties are available at pricing ideal for early stage entrepreneurs and investors
- Attractive financing and tax credits available through a variety of sources including the Pennsylvania Department of Community and Economic Development (DCED) and Mon Valley Alliance.

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