

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

April 28, 2017



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



April 28, 2017

Mon Valley Commercial Real Estate Opportunities

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



April 28, 2017

Mon Valley Commercial Real Estate Opportunities

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



April 28, 2017

Mon Valley Commercial Real Estate Opportunities

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



April 28, 2017

Mon Valley

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

April 28, 2017

Mon Valley Commercial Real Estate Opportunities

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

April 28, 2017



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.

April 28, 2017



Mon Valley Commercial Real Estate Opportunities

For more information contact:



Chris Whitlatch
CEO

(724) 565-5636

cwhitlatch@monvalleyalliance.org



Cathy McCollom
Director

(814) 521-3520

csm@mccollomds.com

April 28, 2017

