

RIVERFRONT PROPERTY AVAILABLE FOR DEVELOPMENT OR RENOVATION

This property is in Washington County on the Monongahela River. It is approximately 65 miles by river to get to Pittsburgh and it takes approximately 45 minutes to arrive in the Pittsburgh area by car. Some of the highlights of the property are below:

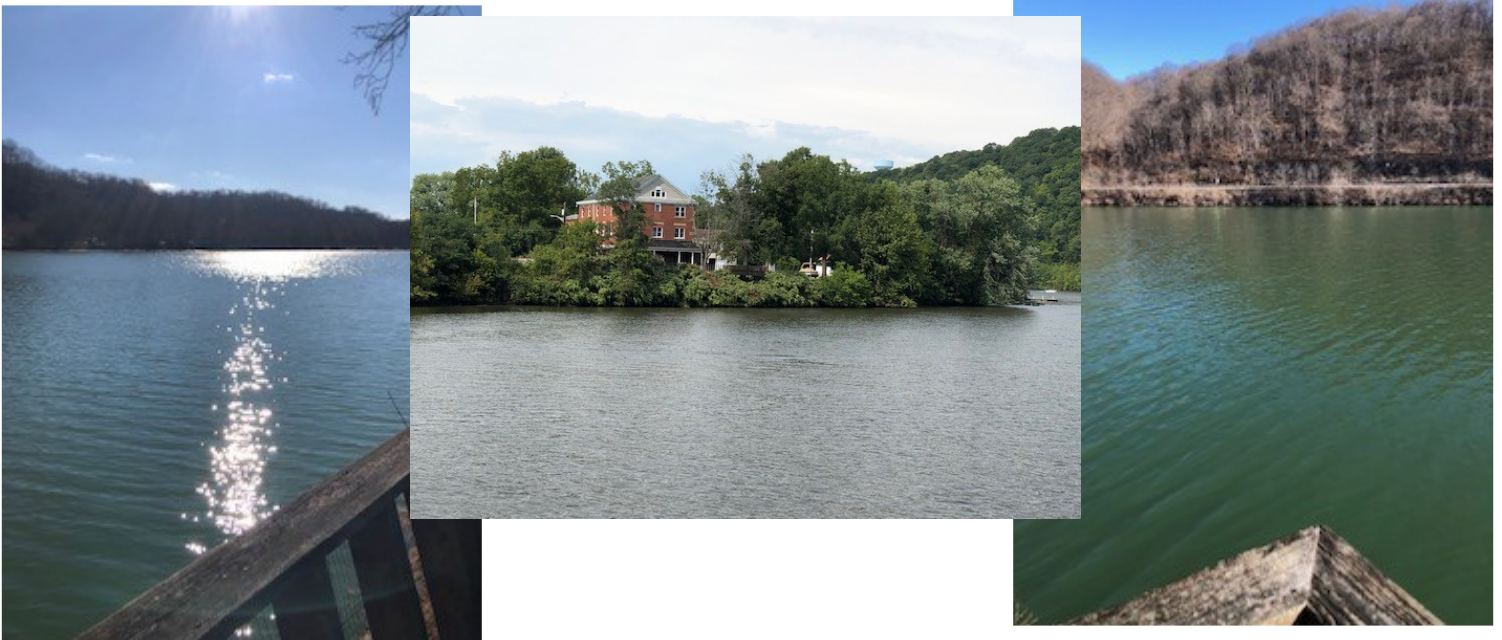
- Across the river is a train track and a hillside that is not developed – which is a rare find on the river. The tree lined vista is fabulous with fall foliage and wildlife.
- The property is nestled on a bend in the river so you can view the sunrise and the sunset from the property's deck.
- It is a boater's dream with deep water access, an area where docks can be built, and has access to a boat ramp. The property is located near three marinas and gas.
- It is located on the Maxwell Pool of the river which is approximately 21 miles long – and is an average of 20 feet deep.
- It is in a quiet residential area.
- Located within walking distance (less than a half mile) of a grocery store, a dollar store, post office, beer and liquor store, library, butcher shop, restaurants/bars and churches. Also near a bike and walking path.

Specifics:

- The property lot is zoned R2.
- The Lot size is 180 x 180.
- Direct access to utilities including water, electric, sewage, and gas.
- On the lot is an architecturally beautiful brick frame building that can be renovated. There are 3 floors plus a basement and an attic.
- The lot can accommodate additional housing or condos.
- There are major roadways available to access this quaint location including the Mon Fayette Expressway, and Route 88.

Intrigued? **Call Valerie Petersen at 724-825-8969**

Additional property in the area is potentially available.





Photos of property area and a fish that was caught less than a football field length away from the property.

