

OFFICE FOR SALE

OFFICE/COMMERCIAL BUILDING WITH ACREAGE

1237-1255 Berlin Plank Rd, Somerset, PA 15501



SALE PRICE:	\$689,000
PRICE PER UNIT:	-
LOT SIZE:	13.33 Acres
BUILDING SIZE:	7,000 SF
BUILDING CLASS:	C
ZONING:	C
MARKET:	Somerset County
CROSS STREETS:	Route 30, Route 219

PROPERTY OVERVIEW

7000 SF Commercial Building For Sale with Acreage

PROPERTY FEATURES

- Commercial Building For Sale
- Private Parking lot
- 13+ Acres
- Directly off of Flight 93 Memorial Highway
- Minutes from Interstate Highway

KW COMMERCIAL
1500 Oxford Dr.,
Suite 110
Bethel Park, PA 15102

JAIME BONGIORNO-DEYARMIN
Agent
O 412.854.4000
C 412.316.7464
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PA #RS 287704

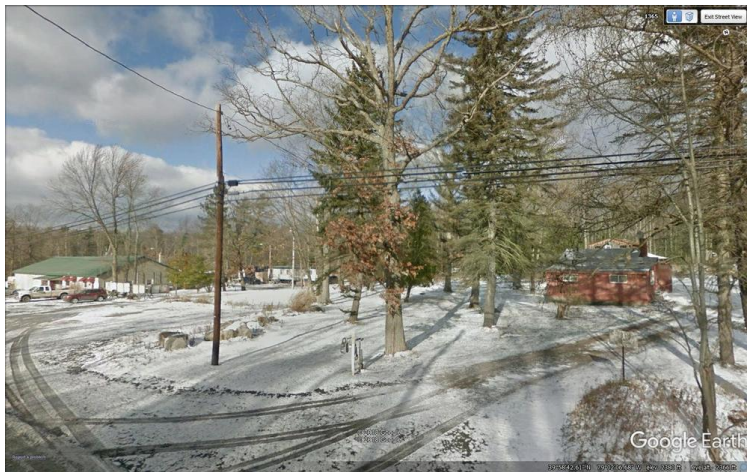
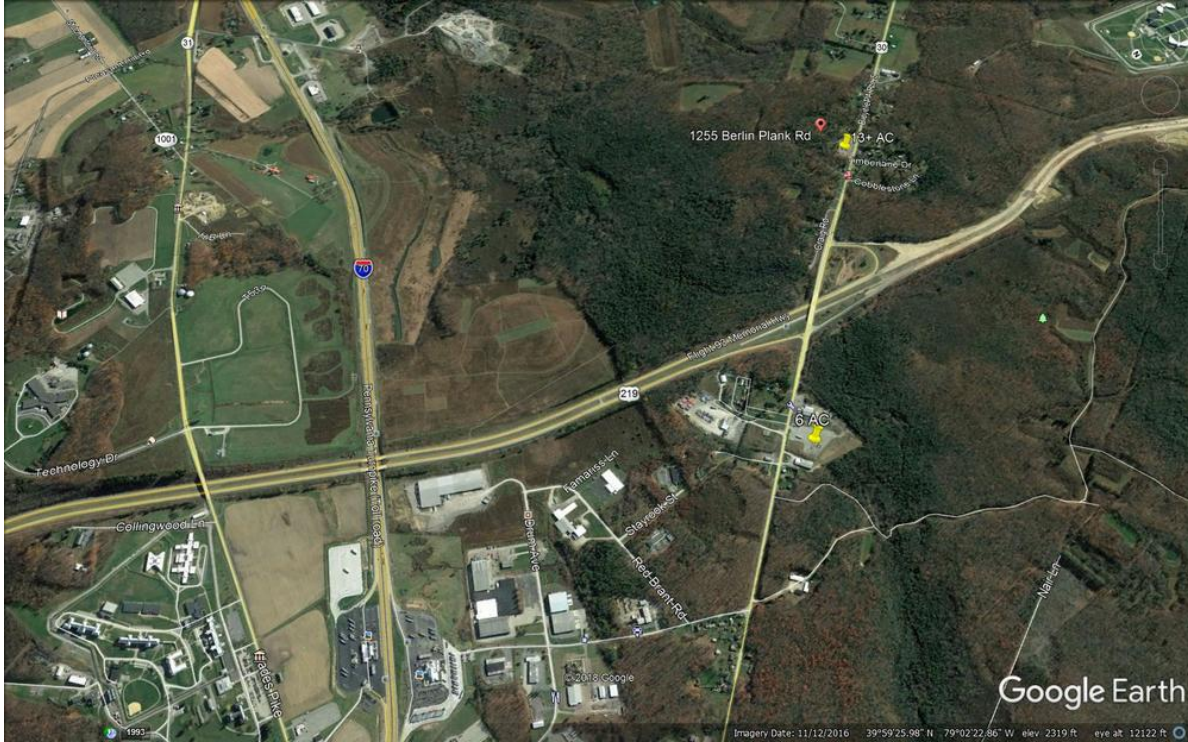
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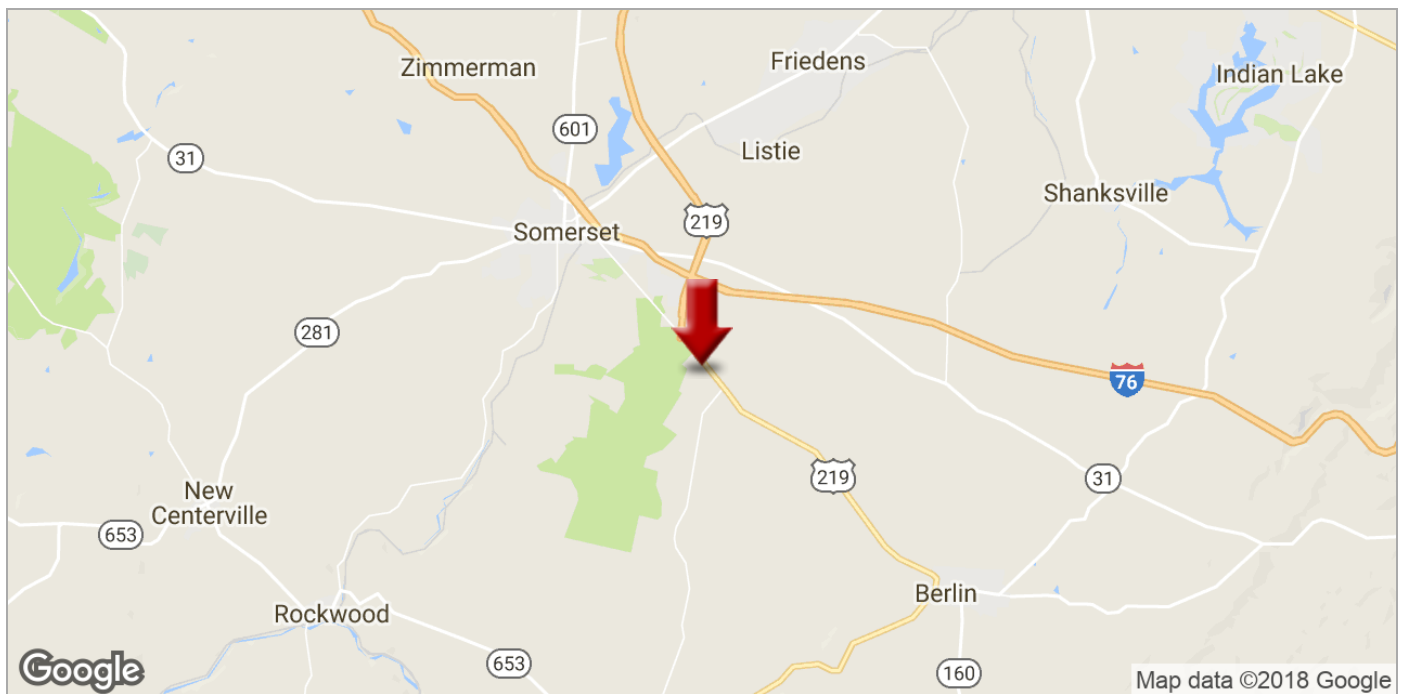
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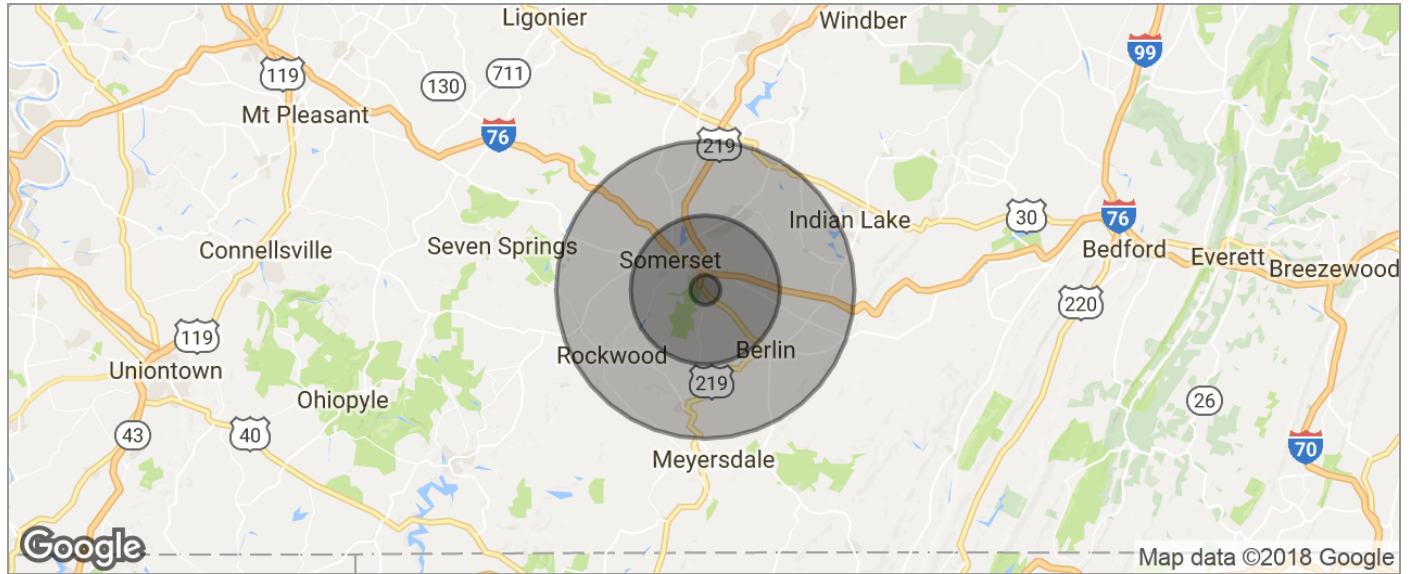
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	576	17,385	37,088
MEDIAN AGE	40.1	40.3	41.2
MEDIAN AGE (MALE)	40.4	40.0	40.6
MEDIAN AGE (FEMALE)	41.2	41.1	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	178	6,584	13,402
# OF PERSONS PER HH	3.2	2.6	2.8
AVERAGE HH INCOME	\$54,850	\$46,738	\$50,357
AVERAGE HOUSE VALUE	\$140,685	\$122,961	\$142,839
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.2%	94.7%	93.6%
% BLACK	11.1%	4.0%	5.2%
% ASIAN	0.0%	0.2%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.2%	0.1%	0.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.6%	1.2%	1.5%

* Demographic data derived from 2010 US Census

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