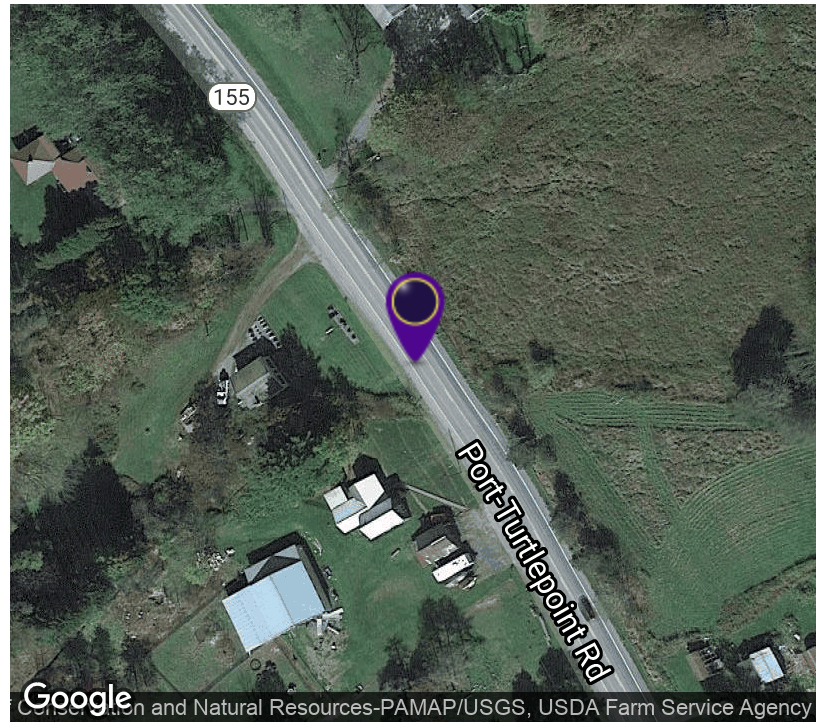


Operating Business and Real Estate For Sale

3014 Route 155, Port Allegany, PA 16743



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.4 Acres

Building Size: 676 SF

Price / SF: -

PROPERTY OVERVIEW

Established stone monument company is being offered for sale. This seasonal, part-time enterprise includes retail showroom, outdoor displays and related business equipment. This enterprise is a tremendous opportunity for a motivated individual seeking to own their own business. This company serves the immediate area, but a new owner can expand and compete in other markets.

LOCATION OVERVIEW

Located just outside of the village, on PA RT 155. (15 Miles South of Portville, NY)

PROPERTY HIGHLIGHTS

- Real Estate & Business Offered for Sale
- Excellent Cash Flow Business
- Part-time / Seasonal Enterprise

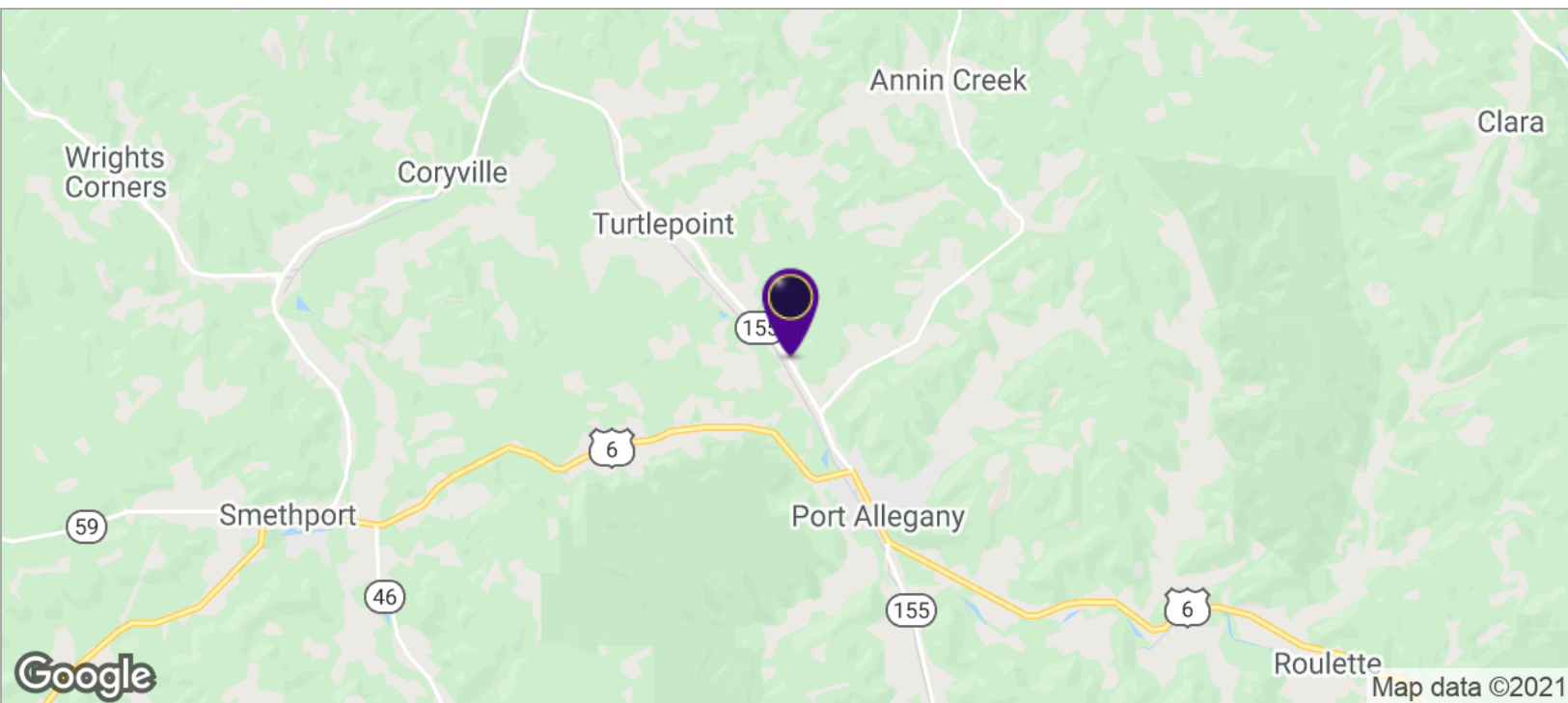
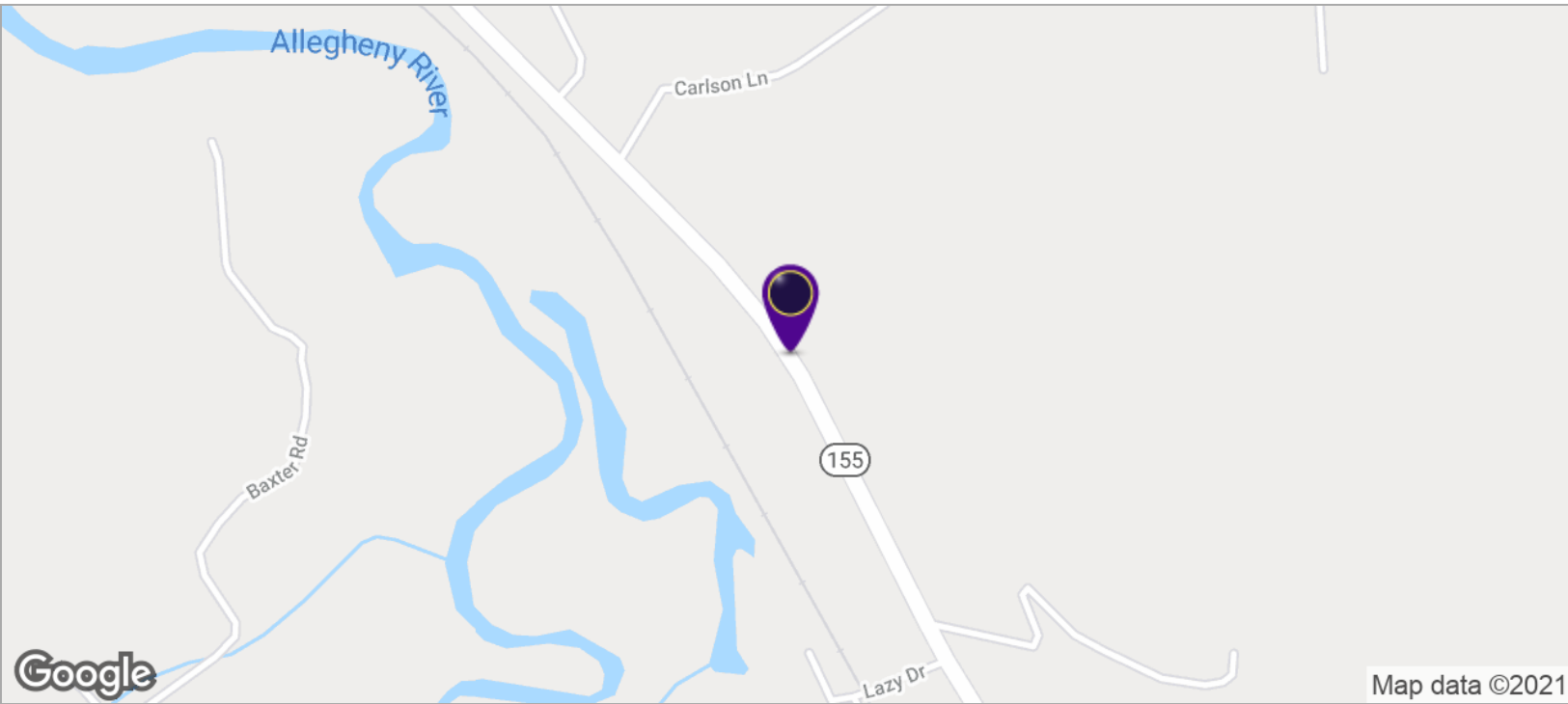


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3014 Route 155

Port Allegany, PA 16743

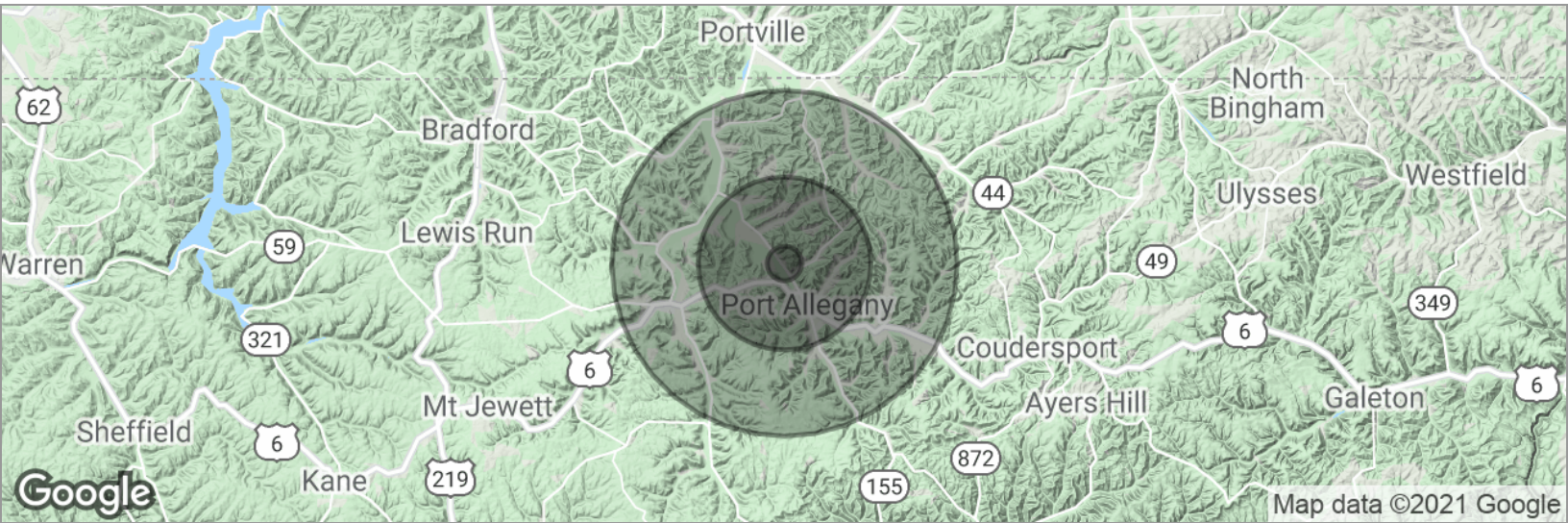


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	106	2,729	10,346
Median age	43.3	42.8	43.0
Median age (Male)	43.1	42.5	42.3
Median age (Female)	43.4	43.0	43.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	44	1,134	4,183
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,502	\$48,807	\$48,942
Average house value		\$85,040	\$85,026

** Demographic data derived from 2010 US Census*



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