

# Garage/Warehouse (Former Body Shop)

8 Barrett Avenue, Port Allegany, PA 16743



## OFFERING SUMMARY

Sale Price:	\$79,000
Available SF:	6,000 SF
Lease Rate:	\$1,500.00 SF/yr (NNN)
Building Size:	6,000 SF
Price / SF:	\$13.17

## PROPERTY OVERVIEW

Former Ford body shop/garage. Front section is shop area rear is currently used as warehouse/storage.

## LOCATION OVERVIEW

Located in the downtown area of Port Allegany.

## PROPERTY HIGHLIGHTS

- Drive Through Bays
- Ceiling Height is 12'
- Garage Door is 10' High
- Reasonably Priced to Sell



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# Garage/Warehouse (Former Body Shop)

8 Barrett Avenue, Port Allegany, PA 16743

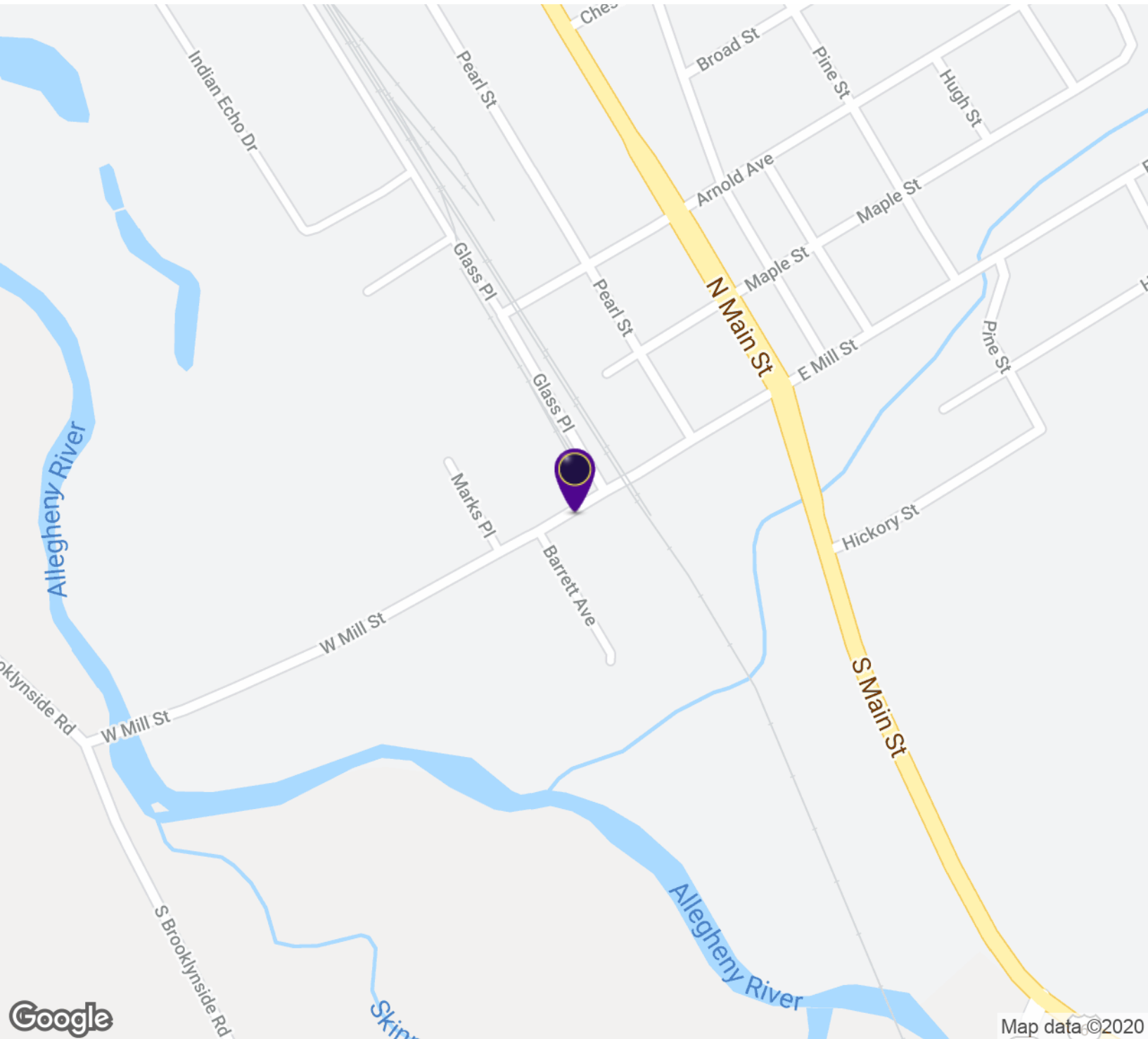


RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Garage/Warehouse (Former Body Shop)

8 Barrett Avenue, Port Allegany, PA 16743

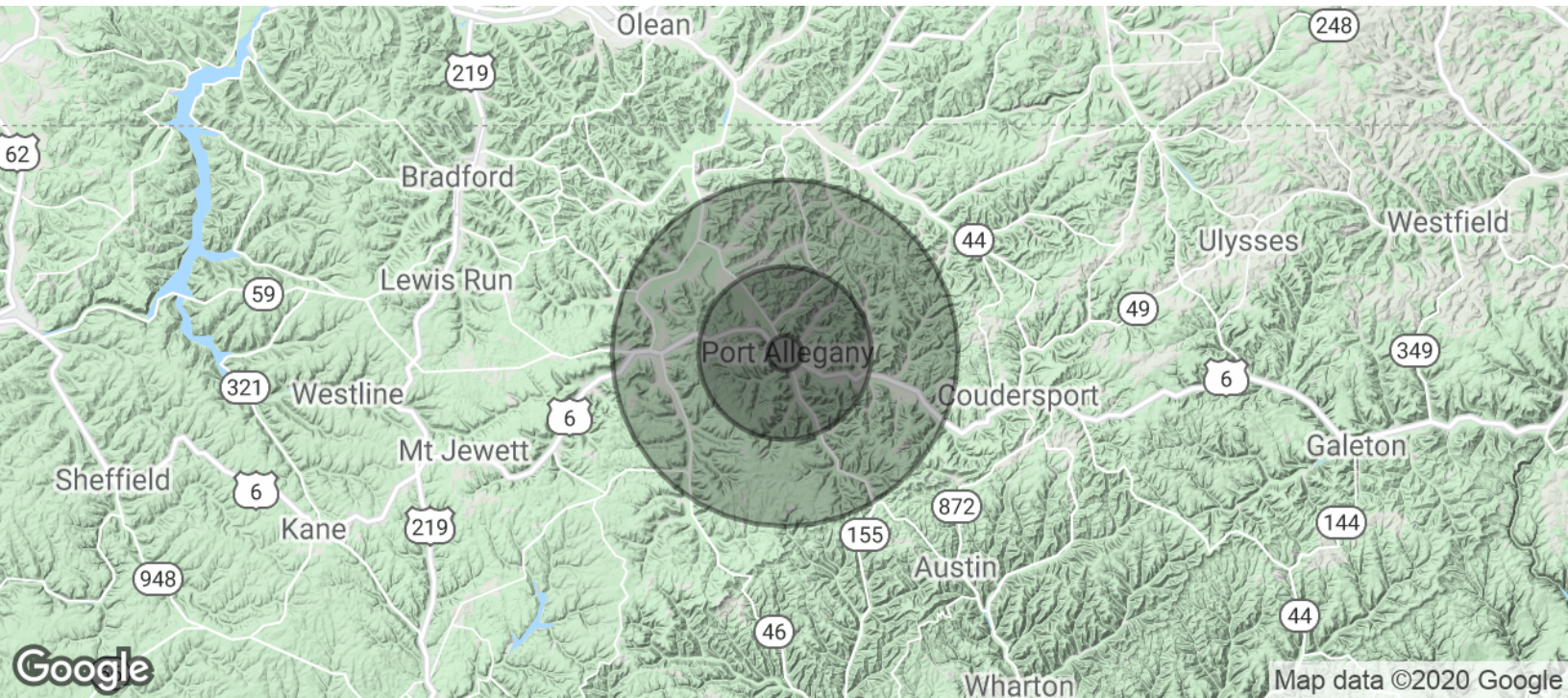


RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Garage/Warehouse (Former Body Shop)

8 Barrett Avenue, Port Allegany, PA 16743



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	106	2,646	9,444
Median age	43.3	43.1	43.3
Median age (Male)	43.1	42.8	42.8
Median age (Female)	43.4	43.2	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,105	3,850
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,502	\$48,871	\$48,949
Average house value			\$85,135

\* Demographic data derived from 2010 US Census



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com