

MLS #: C150483A (Active) **List Price:** \$399,990

6935 U.S. 322 Cranberry, PA 16319



TYPE: Office Building	COUNTY: Venango
# LEVELS: 1	SCHOOL: Cranberry
SQFT-TOTAL: 1720	APX LOT SIZE: 210' x 180'
BUILDING SIZE: 0	LOT SQFT: 37800
TOTAL BATHS: 2	APX ACRES: 0.87
YEAR BUILT: 1982	ZONING: C-2
LOADING DOCKS: 0	TAX LOCATION: Cranberry Twp-V
O/H DOORS: 0	TAX MAP #: 08,014.-041B.-000
LEASE: No	TAXES: 5224
REAL ESTATE INCLUDED: Yes	TAX YEAR: 2017
# PARKING: 12	ASSESSMENT: 231320
PARKING AVAILABLE: On Premises	

LEGAL: (Agents) The following clause is required on all Agreements of Sale: Facsimile signatures shall have the same force & effect as original signatures with reference to this Agreement & all associated documents.

BOOK: 2017 **PAGE:** 2929 **RESTRICTIVE COVENANTS:** Unknown **OTHER BUILDINGS:**
CLEAN AND GREEN: No **ROAD FRONT FT:** 210'

ROOF AGE: **ELECTRIC COMPANY:** **ELECTRIC \$:** 0

TELECOMM TO BUILDING: **NATURAL GAS COMPANY:**
HEAT \$: 0.00 **WATER COMPANY:** Public
SEWER COMPANY: Public
FEATURES: Natural Gas

CONSTRUCTION: Wood Frame	HEAT: Forced Air
EXTERIOR: Wood	COOLING: Central
ROOF: Composition	WATER: Public
FUEL: Gas	SEWER: Public

PUBLIC REMARKS: Modern 1-story building (formerly a bank) with approximately 1,720 square feet of finished area (per county records), drive-thru with roof, spacious paved parking lot, nice landscaping, almost an acre lot, high visibility location at the corner of U.S. 322 & entrance to the Cranberry Mall. A great property with tremendous potential for your business!!!

DIRECTIONS: From VCCH, take Elk St. to 8th St. (U.S. 322 East). Turn left. Follow U.S. 322 East for 6.45 miles. Subject property on left.