

LOCATE  
HERE

## Downtown Destination Irwin, PA 15642

### 210 4th Street



### Building for Sale/Lease

#### Building Features:

- Sq. Ft: 15,000 plus
- Building available for grocery, retail, office, warehouse, and other uses
- Price: \$400,000
- Available for purchase
- Condition: good

#### Site Features:

- Former grocery store location
- Main building 140'x 70'
- Newly remodeled rental space 750 sq. ft
- Unfinished storage area 75'x70'
- Rentable pizza shop 1,000 sq. ft
- Large amount of on-site and adjacent parking (approx. 50 spaces)
- Updated wiring and 3-phase
- Heating/air less than 10 years old
- Entrances on 3 streets
- Located in Keystone Innovation Zone

#### Added Features:

- Possible side rental incomes of more than \$3,000 per month (living space, pizza shop, retail space, parking lot spaces)
- LERTA tax incentive available

**If interested, please contact:**

**Ken Ross**  
Phone: 724-864-8000

**Donn Henderson**  
**Downtown Manager**  
321 Main St.  
Irwin, PA 15642  
Phone: 724-296-8074  
Email:  
[irwinpa@comcast.net](mailto:irwinpa@comcast.net)  
[www.irwinpa.org](http://www.irwinpa.org)



\*\*\*Note: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omission, change in price, prior sale, withdrawal notice, or other conditions.