



## 5523 E PLEASANT VALLEY BOULEVARD, TYRONE, PA 16686

<https://railcityrealty.com>

Great business opportunity! Own this 4-unit building located in a high-traffic area with excellent visibility. Two units are currently rented, providing immediate income potential. With plenty of parking in both the front and back, this property offers endless possibilities for expansion or new ventures. Don't miss out on this smart investment!



**The Gretchen Gunnett Team**

**\$550,000**

- Business
- Commercial Sale
- Active
- 5572 sq ft



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Lot size: Public Records, 0.24** sq ft

**Subdivision Name:** None

**Zoning:** Residential

**Type:** Business

**Area: 5572** sq ft

**Year built:** 1960

**Lot Size Acres: 0.24** acres

**County:** Blair

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## Building Details

**Building Area Total: 5572** sq ft

**Sewer:** Public Sewer

**StoriesTotal:** 1

**Foundation Details:** Slab, None

**Roof:** Metal

**Construction Materials:** Brick

**Heating:** Natural Gas, Forced Air

**Roof:** Metal

**Basement:** None

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## Amenities & Features

**Pool Features:** Other

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Phone Available, Natural Gas Connected

**Parking Features:** Additional Parking, Asphalt, Parking Lot

**Lot Features:** Level, Cleared

**Cooling:** Central Air

**Electric:** 200+ Amp Service

**Fencing:** None

**WaterSource:** Public

**Exterior Features:** Other

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## School Information

**High School District:** Tyrone



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## Miscellaneous

**Listing Terms:** Cash, Commercial, Conventional

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Perry Wellington Realty, LLC

