

SPECIAL PURPOSE FOR SALE

FORMER GRACE EDUCATIONAL CENTER-REDEVELOPMENT OPPORTUNITY

1329 Freeport Rd, Natrona Heights, PA 15065



OFFERING SUMMARY

SALE PRICE:	\$375,000
LOT SIZE:	0.68 Acres
BUILDING SIZE:	30,000 SF
ZONING:	R-1
PRICE / SF:	\$12.50

PROPERTY OVERVIEW

The former Grace Educational Center is available for redevelopment. This 30,000 sq ft facility offers a number of possible uses which may include a daycare center, residential apartment complex, office space, catering and banquet hall facilities, just to name a few. Another possibility would be to combine several uses creating a multi purpose community center. The property consists of approximately 0.7 acres in the heart of Natrona Heights. Call today for more information or to schedule a tour of the property.

PROPERTY HIGHLIGHTS

- 3 floors of 10,000 sq. ft each
- Average room size of 30x22 accommodates office, classroom or residential applications.
- Large commercial grade kitchen and banquet hall facilities
- Rooftop deck with expansive views
- Parking for 35 cars
- Large open foyer with 2 staircases
- Soda Fountain area
- Superb location close to PA 28 and I-76

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

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Rooftop Deck



Side Entrance



Building Exterior



Building Exterior

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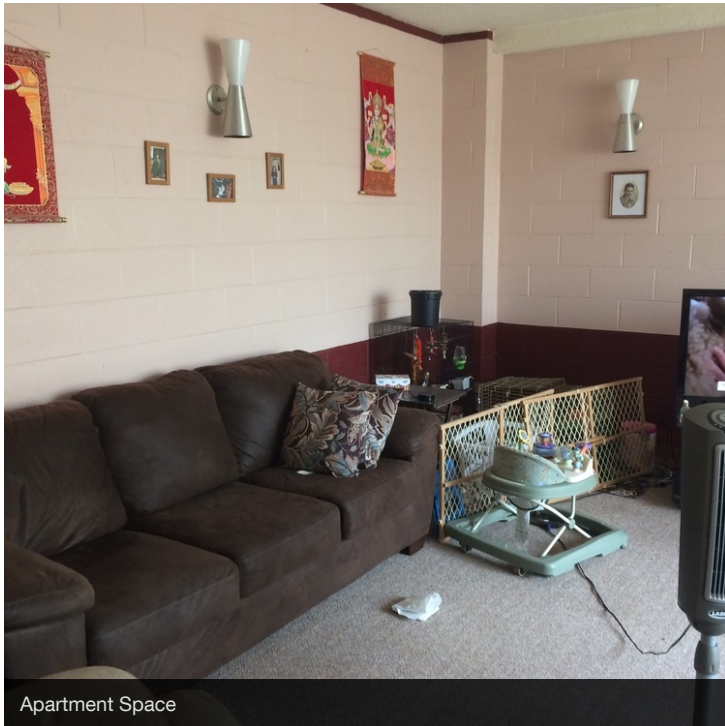
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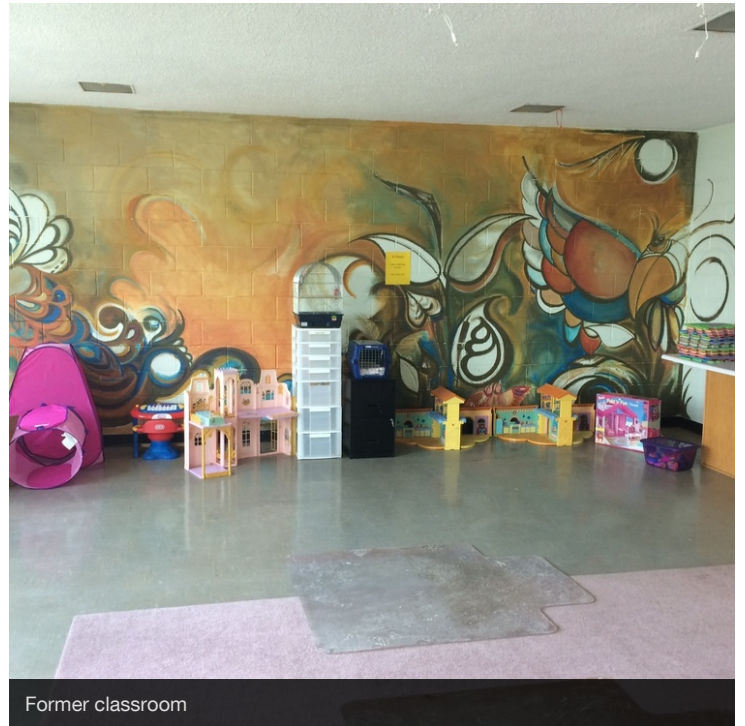
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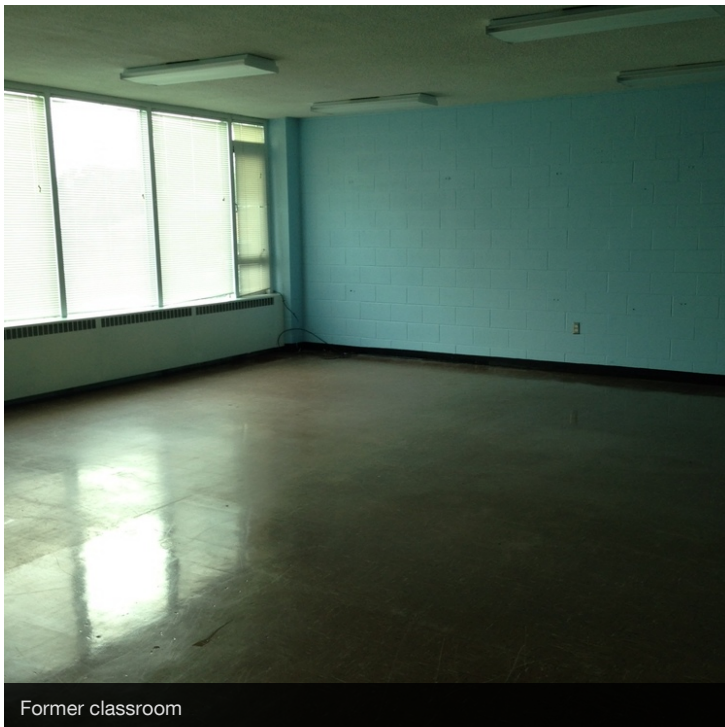
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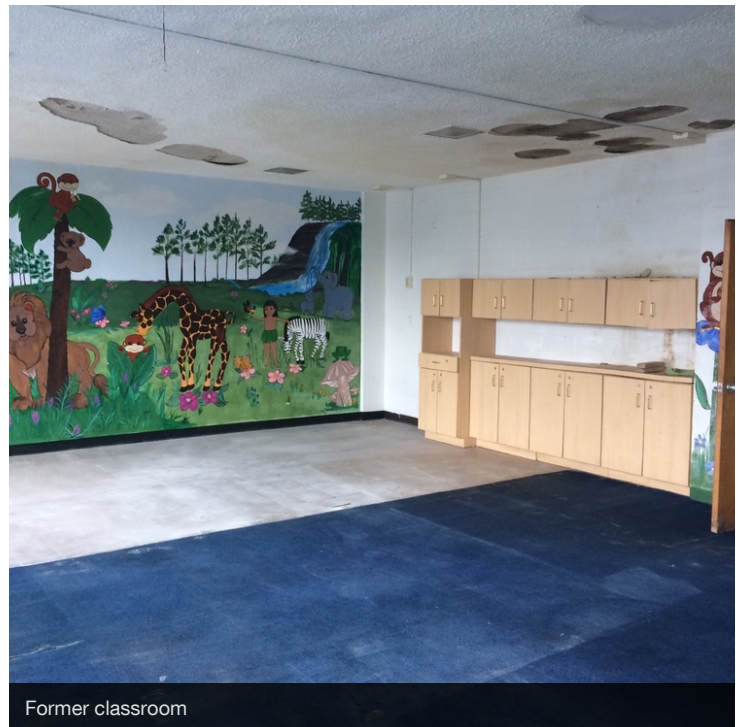
Apartment Space



Former classroom



Former classroom



Former classroom

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Banquet Hall



Commercial grade kitchen



Soda Fountain

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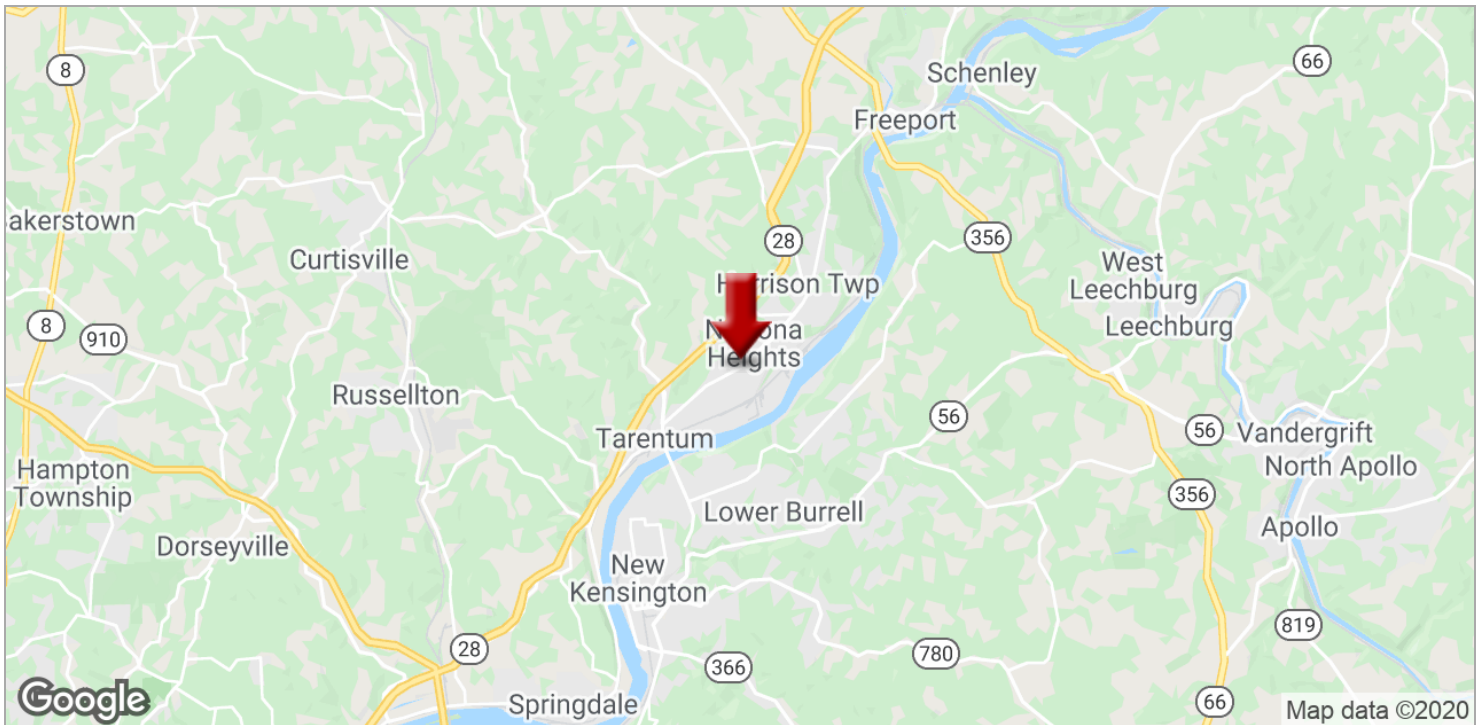
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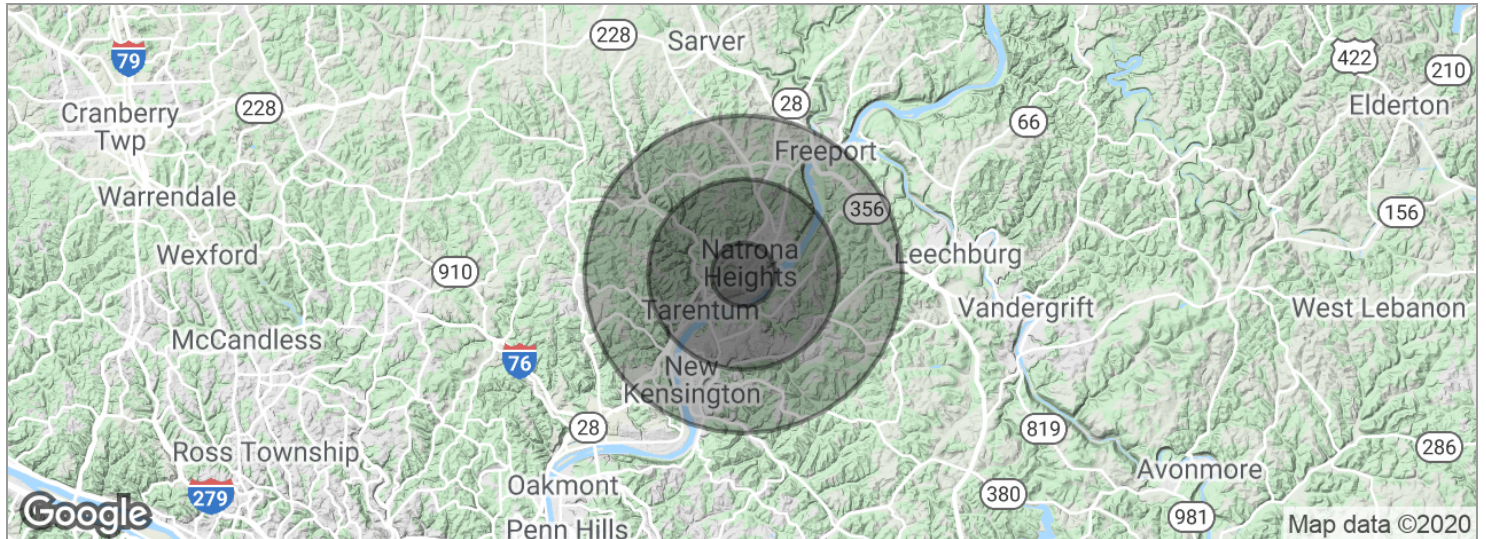
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,740	40,018	74,957
Median age	42.7	42.7	43.0
Median age (male)	41.4	41.2	41.1
Median age (Female)	46.4	45.2	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,635	16,671	31,950
# of persons per HH	2.4	2.4	2.3
Average HH income	\$48,804	\$52,261	\$51,740
Average house value	\$99,907	\$107,974	\$112,959

** Demographic data derived from 2010 US Census*

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