

101 South Water Street, West Newton PA Commerical Space for Rent or Sale



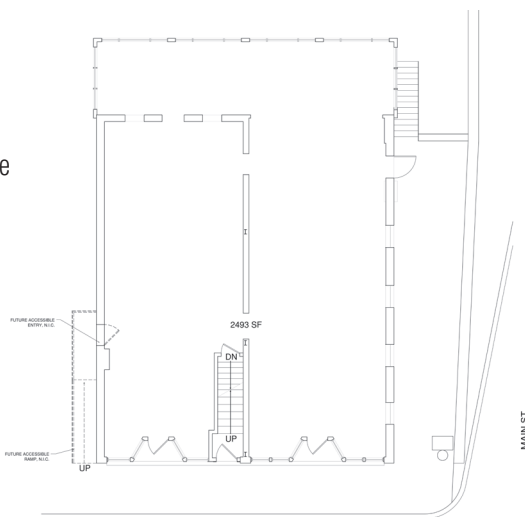
Building built circa 1922 - fully renovated with new roof, windows, floor improvements, enclosed porch, and storefront. The building is currently a “vanilla box” on the first floor. Owner will provide tenant improvements upon selection of final tenant(s).

Rent / Sale:

- \$1200/month plus utilities for full first floor space
- \$650/month plus utilities for half of first floor space
- Owner financing available

First Floor:

- 2500 sq feet total
- Optional storage available on second floor for additional cost
- Tenant parking is included



S. WATER ST.

Existing floor plan

Contact Will Prince for additional details and rental/purchase options or to view property:

724-216-9160 ext 318 or wprince@progressfund.org

The Trail Town Program® is a special initiative of The Progress Fund - www.trailtowns.org

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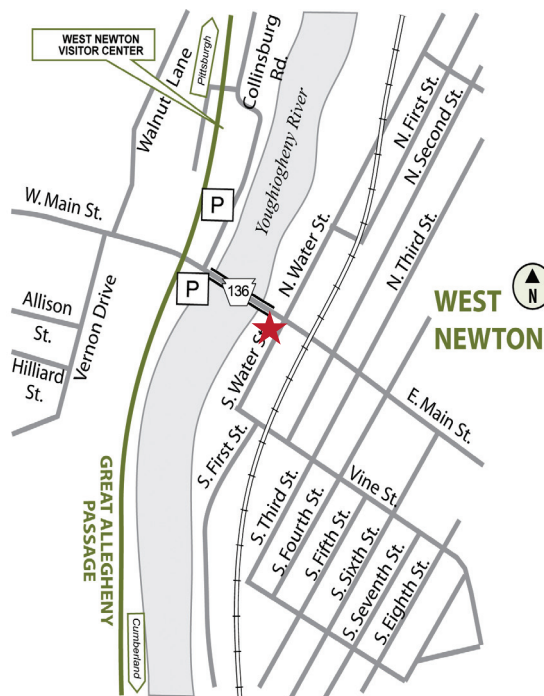
View from inside building's back porch

Highlights:

- Located in the Laurel Highlands about 1 hour from Pittsburgh, 30 minutes from Greensburg
- Nearby major highways - 3.5 miles to PA Route 51, 4 miles to Interstate 70
- Main Street/PA Route 136 - 6500 vehicular traffic daily

Features:

- Property has beautiful riverfront views along the Youghiogheny River (Yough)
- Located in historic downtown West Newton next to the West Newton Bridge
- Next door to new community park - Simeral Square
- Across the river from the Great Allegheny Passage biking/hiking trail - over 800,000 trips annually



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