

000 RT 356_Pleasant Hill Rd - Leechburg - Westmoreland
- 4.55 ±
000 RT 356 / Pleasant Hill Rd
Leechburg, PA 15656

\$47,500
4.55± Acres
Westmoreland County



**000 RT 356_Pleasant Hill Rd - Leechburg - Westmoreland - 4.55 ±
Leechburg, PA / Westmoreland County**

SUMMARY

Address

000 RT 356 / Pleasant Hill Rd

City, State Zip

Leechburg, PA 15656

County

Westmoreland County

Type

Hunting Land, Lot, Business Opportunity, Recreational Land,
Undeveloped Land, Commercial

Latitude / Longitude

40.621993 / -79.637051

Acreage

4.55

Price

\$47,500

Property Website

<https://www.mossyoakproperties.com/property/000-rt-356-pleasant-hill-rd-leechburg-westmoreland-4-55--westmoreland-pennsylvania/107102/>



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PROPERTY DESCRIPTION

000 RT 356 / Pleasant Hill Road - Leechburg, PA 15656

4.55 ± Acres | Westmoreland County | Kiski Area School District

Opportunity awaits with this 4.55 ± acre property conveniently located at the intersection of Route 356 and Pleasant Hill Road in Leechburg, Westmoreland County. Comprised of eight separate lots being offered together as one package, this property presents a unique opportunity for investors, builders, or buyers looking for a future homesite in a highly accessible location.

The property's convenient setting provides quick access to nearby amenities, schools, shopping, and major travel routes while still offering the flexibility and space to create something of your own. Whether you're considering a private residence, exploring business potential (subject to local zoning and approvals), or looking to add to your investment portfolio, this property offers a variety of possibilities.

With multiple lots included in the sale, buyers may appreciate the flexibility for future planning, development, or long-term investment purposes. Properties with this combination of location, accessibility, and potential are becoming increasingly difficult to find.

If you're searching for a well-positioned vacant land investment in the Kiski Area School District, this property deserves a closer look.

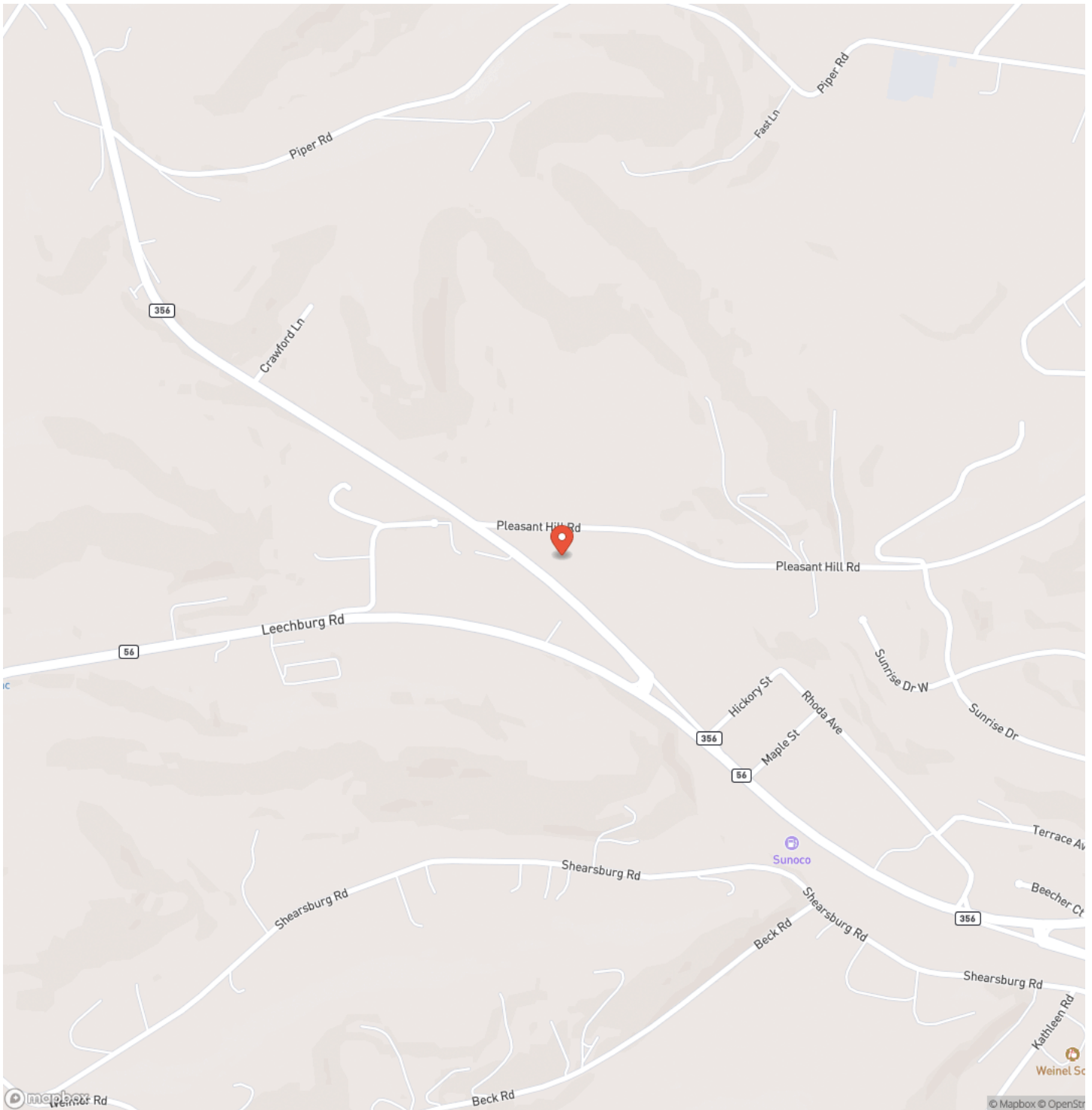
Property Highlights

- 4.55 ± total acres
- Eight separate lots being sold together
- Convenient location along Route 356 and Pleasant Hill Road
- Potential homesite location
- Possible business or investment opportunity (subject to local approvals)
- Easy access to nearby amenities and major travel routes
- Located in Kiski Area School District
- Strong long-term investment potential
- Vacant land ready for your vision

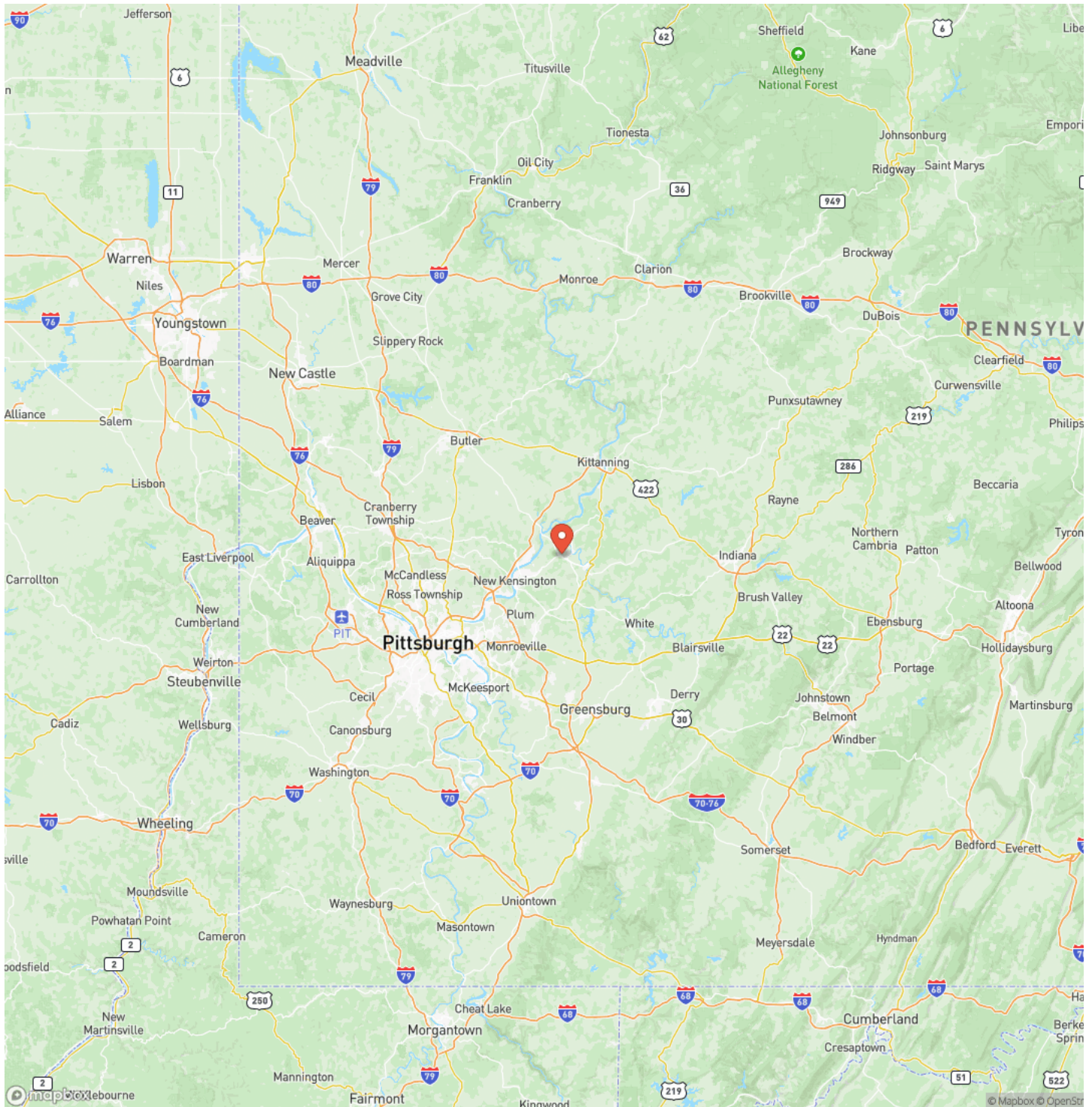
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Locator Map



Locator Map



Satellite Map



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Leechburg, PA / Westmoreland County**

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://palandpro.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://palandpro.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Pennsylvania Land Professionals

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