149 Linde Rd West Kittanning, PA
149 Linde Rd
West Kittanning, PA 16201

$199,000
5.85± Acres
Armstrong County







SUMMARY

Address
149 Linde Rd

City, State Zip
West Kittanning, PA 16201

County
Armstrong County

Type
Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude
40.8034 / -79.52795

Taxes (Annually)
$466

Acreage
5.85

Price
$199,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Rare development opportunity - 5.85 +/- wooded, largely flat acres zoned residential/commercial in North Buffalo Township, Armstrong County (Armstrong School District). Nearly 800 feet of road frontage along Linde Road (State Route 3003) with additional access via Crabapple Lane. Prime location just off Business Route 422 with strong visibility from Route 28/Route 422, which runs just south of the property. The parcel borders 84 Lumber to the north and an established residential neighborhood to the east, offering flexible use potential.

Seller-owned oil, gas, and mineral rights will convey. Recent survey available. Ideal for developers, commercial investors, or long-term land holders seeking a strategically located site with multiple access points and excellent frontage.

Property Features and Highlights:

- 5.85 +/- acres, largely flat to gently sloped, wooded parcel
- Zoned residential/commercial
- Nearly 800 ft road frontage on Linde Road (State Route 3003)
- Additional access via Crabapple Lane
- Excellent visibility from Route 28/Route 422; just off Business Route 422
- Borders 84 Lumber to the north; residential neighborhood to the east
- Seller-owned oil, gas and mineral rights convey
- Recent survey complete
- Located in Armstrong School District

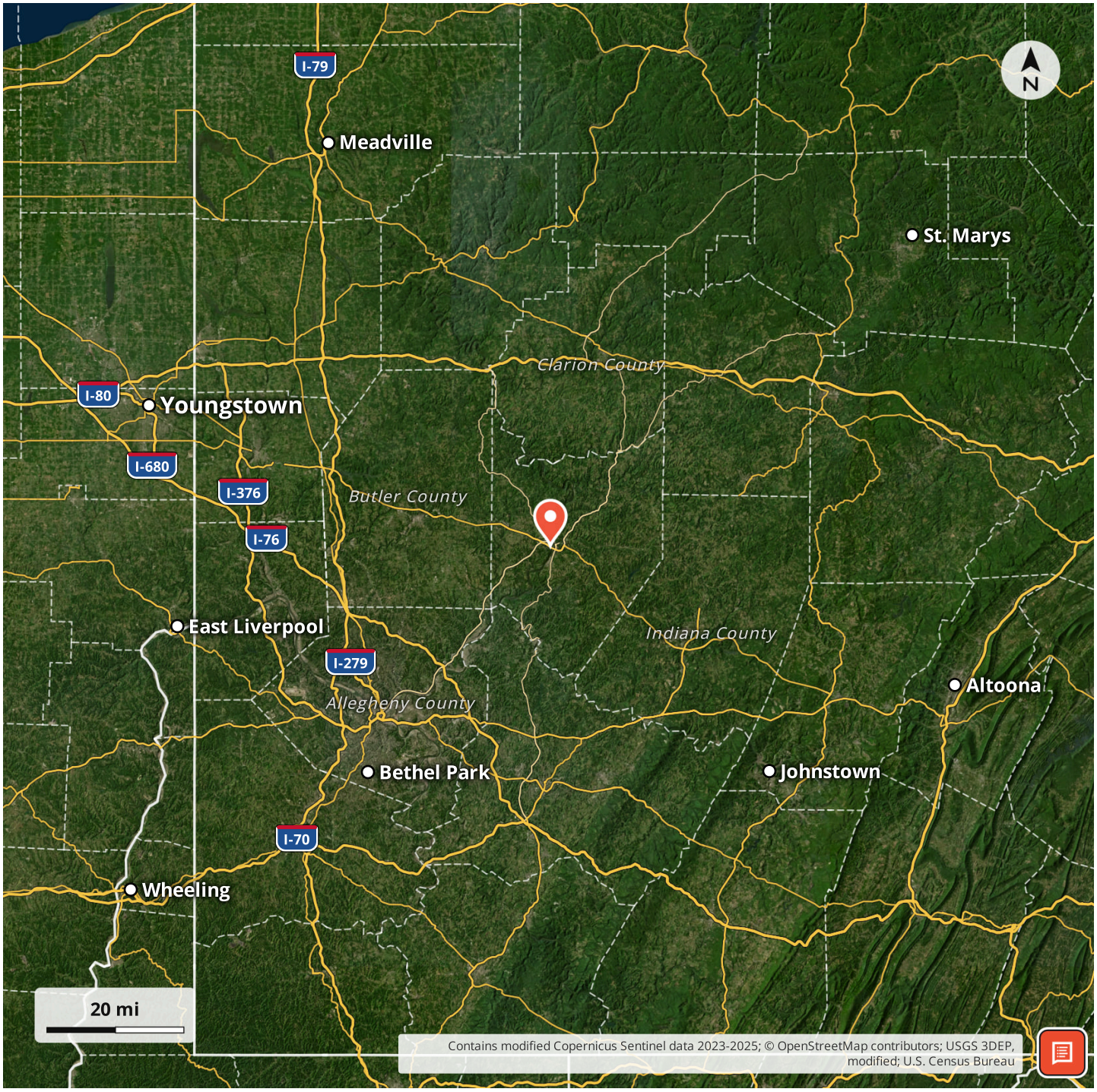
For more information, survey copy, or to schedule a site visit, contact the listing agent.








Regional Map



Locator Map


N
Butler Rd
US Hwy 422
Tr844
Mile Long Hill
Linde Rd
Roundtop Dr
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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