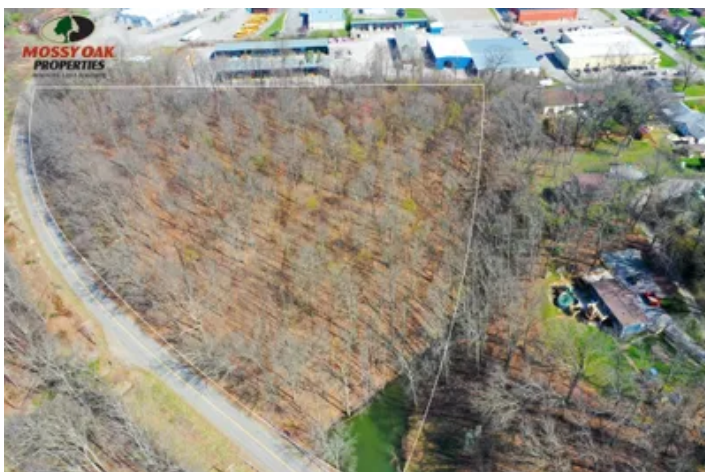


149 Linde Rd West Kittanning, PA
149 Linde Rd
West Kittanning, PA 16201

\$220,000
5.85± Acres
Armstrong County



**149 Linde Rd West Kittanning, PA
West Kittanning, PA / 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

\$220,000

Property Website

<https://www.mossyoakproperties.com/property/149-linde-rd-west-kittanning-pa-/armstrong/pennsylvania/101079/>



**149 Linde Rd West Kittanning, PA
West Kittanning, PA / Armstrong County**

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.

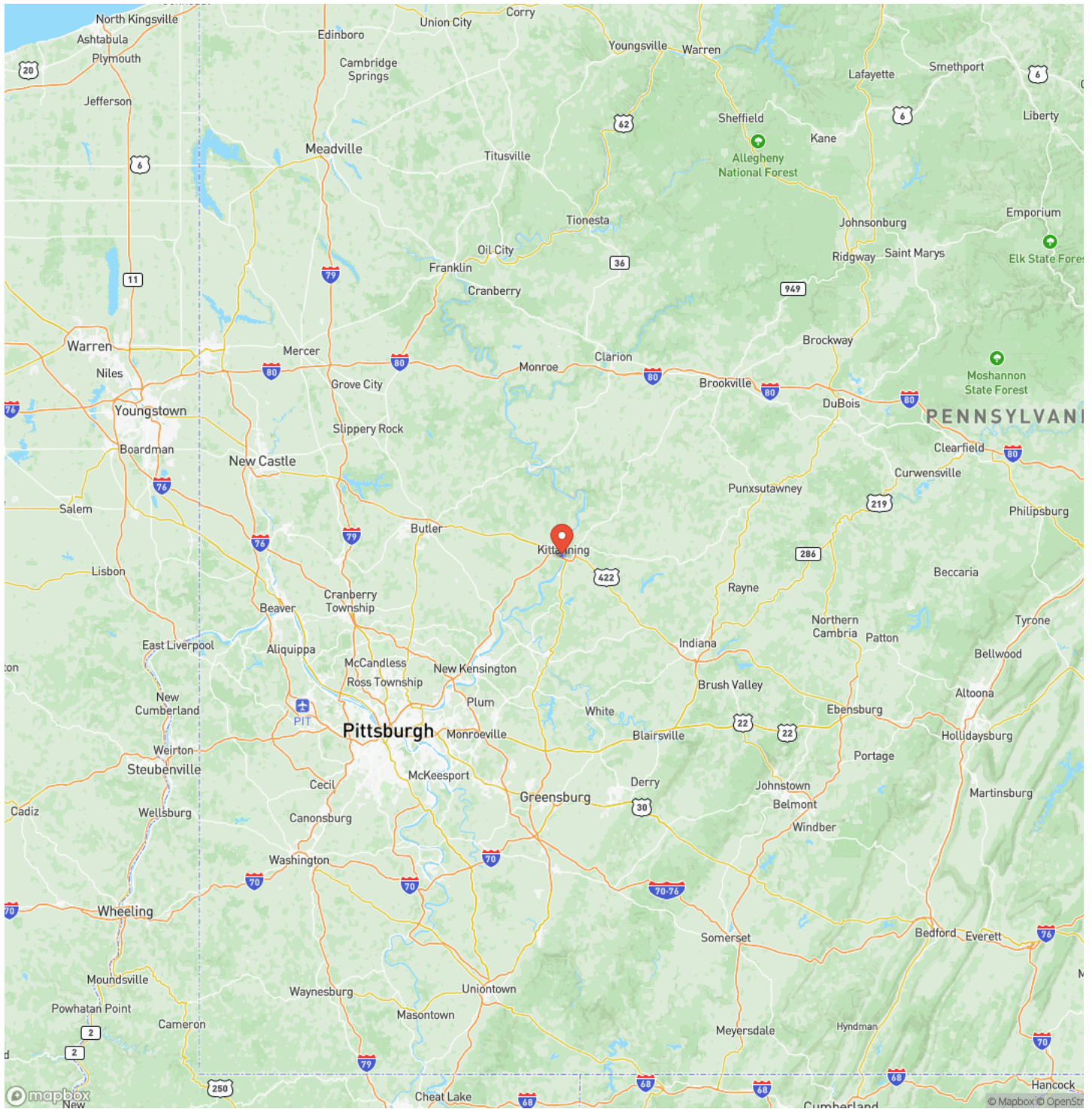
149 Linde Rd West Kittanning, PA
West Kittanning, PA / Armstrong County



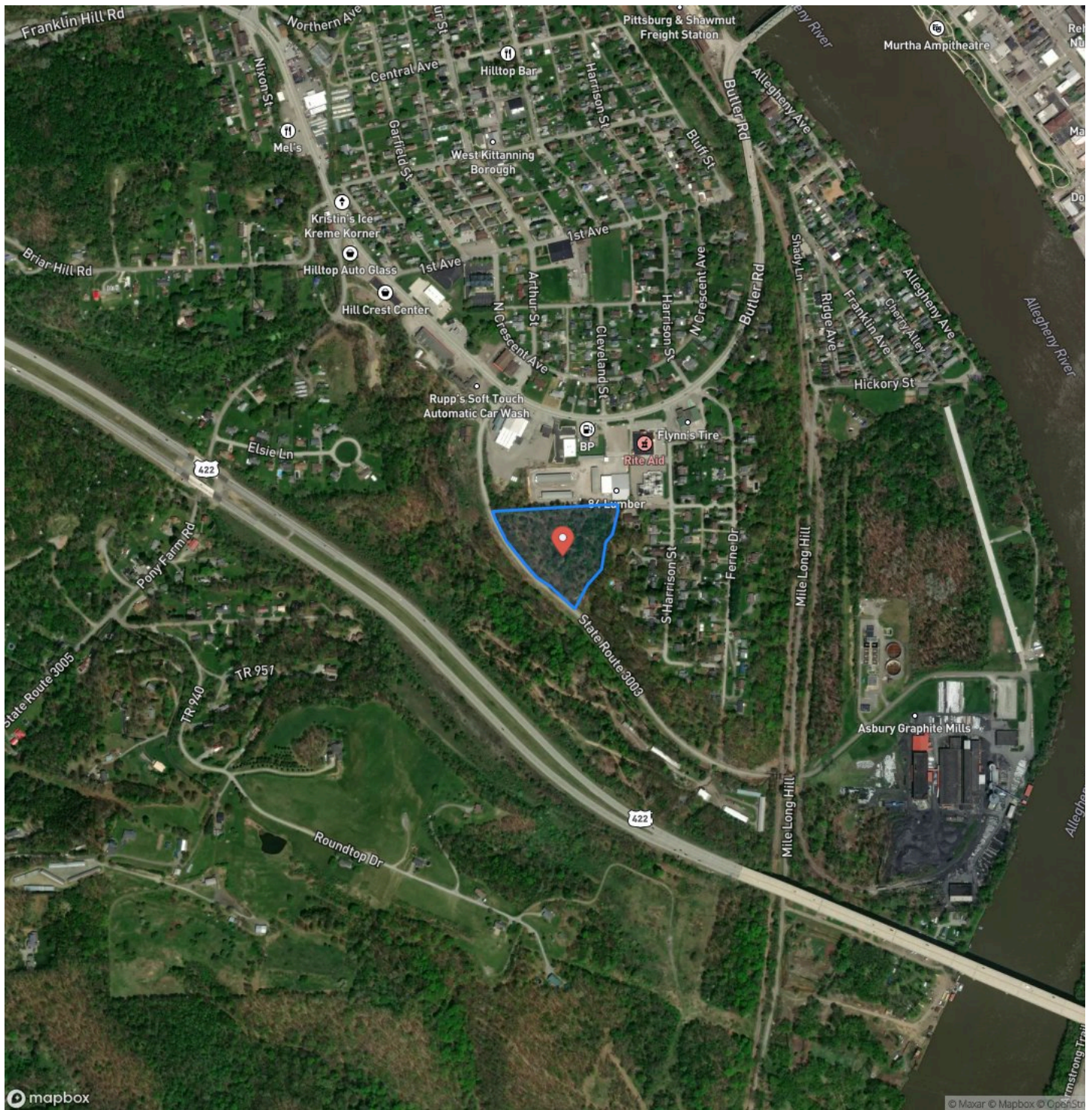
Locator Map



Locator Map



Satellite Map



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
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
<https://palandpro.com/>

