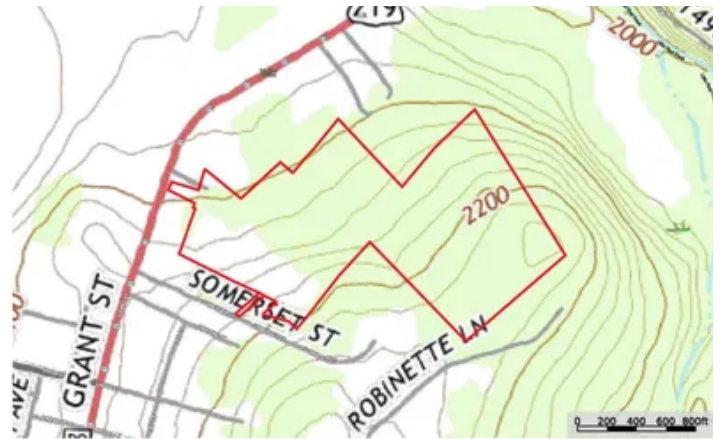


**Somerset County's Commercial Development Opportunity**  
Route 219  
Salisbury, PA 15558

**\$399,000**  
48± Acres  
Somerset County



## Somerset County's Commercial Development Opportunity Salisbury, PA / Somerset County

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### SUMMARY

**Address**

Route 219

**City, State Zip**

Salisbury, PA 15558

**County**

Somerset County

**Type**

Commercial, Timberland, Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

39.7573 / -79.0782

**Acreage**

48

**Price**

\$399,000

**Property Website**

<https://www.mossoakproperties.com/property/somerset-county-s-commercial-development-opportunity/somerset/pennsylvania/100701/>



## Somerset County's Commercial Development Opportunity Salisbury, PA / Somerset County

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### **PROPERTY DESCRIPTION**

#### **48± Acres - Route 219, Salisbury, Somerset County, Pennsylvania**

Exceptional opportunity to own **48± acres along Route 219 in Salisbury, Somerset County, Pennsylvania**. This versatile property is **zoned commercial and offers full utilities**, providing excellent potential for a wide range of uses.

The land features **flat to gently rolling topography**, making it well-suited for **development, a commercial operation, or building your dream home** with convenient access to the main highway. Its prime location along Route 219 offers strong visibility and accessibility for future business or investment opportunities.

The property is also rich with **abundant wildlife**, making it attractive for outdoor enthusiasts and recreational use. In addition, the wooded portions provide the potential for a **future timber investment**, adding long-term value.

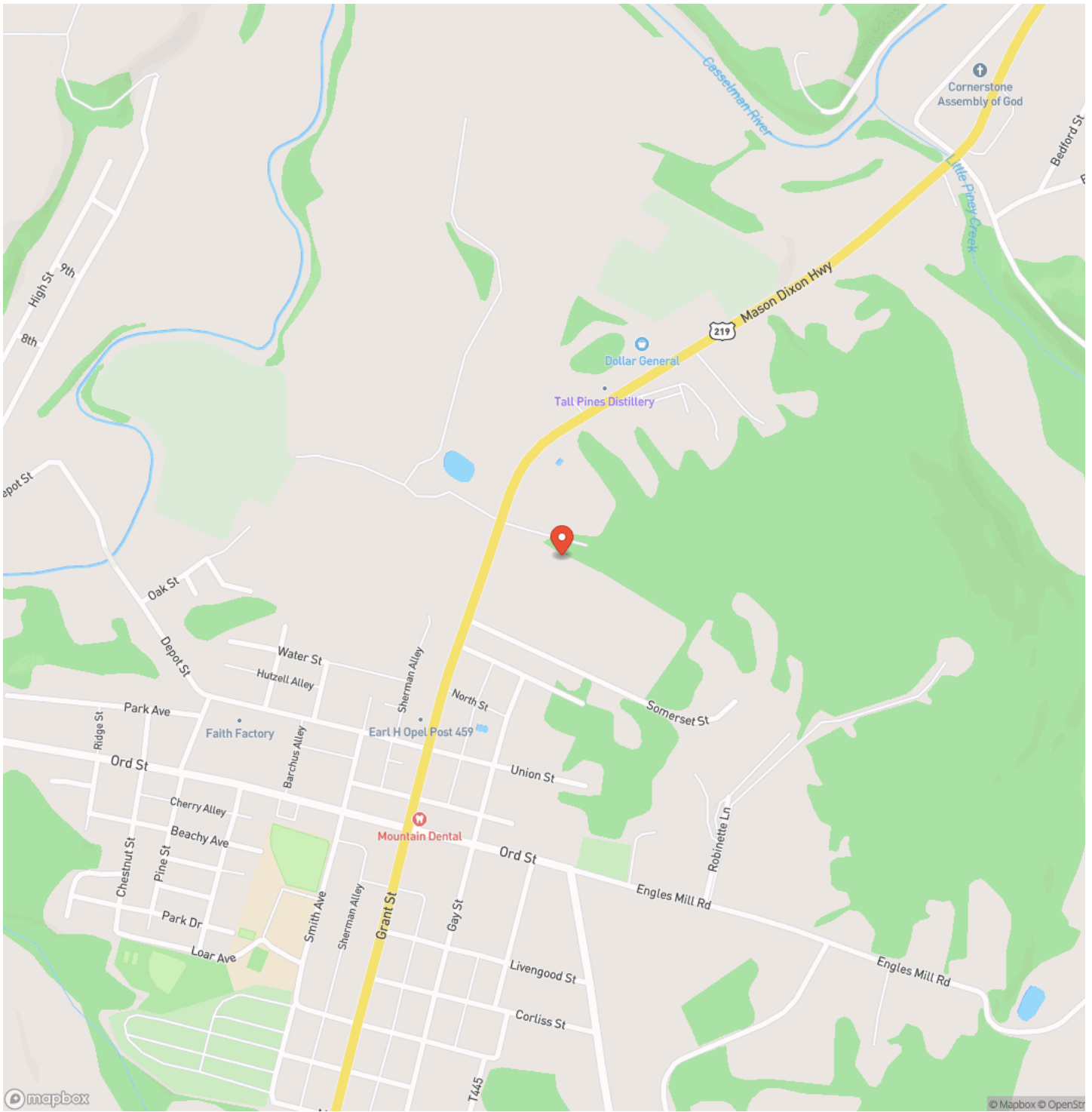
Whether you're looking to **develop, establish a business, build a private residence, or invest in land with multiple possibilities**, this 48± acre property in Salisbury offers outstanding potential in a highly accessible location.

**Somerset County's Commercial Development Opportunity**  
**Salisbury, PA / Somerset County**

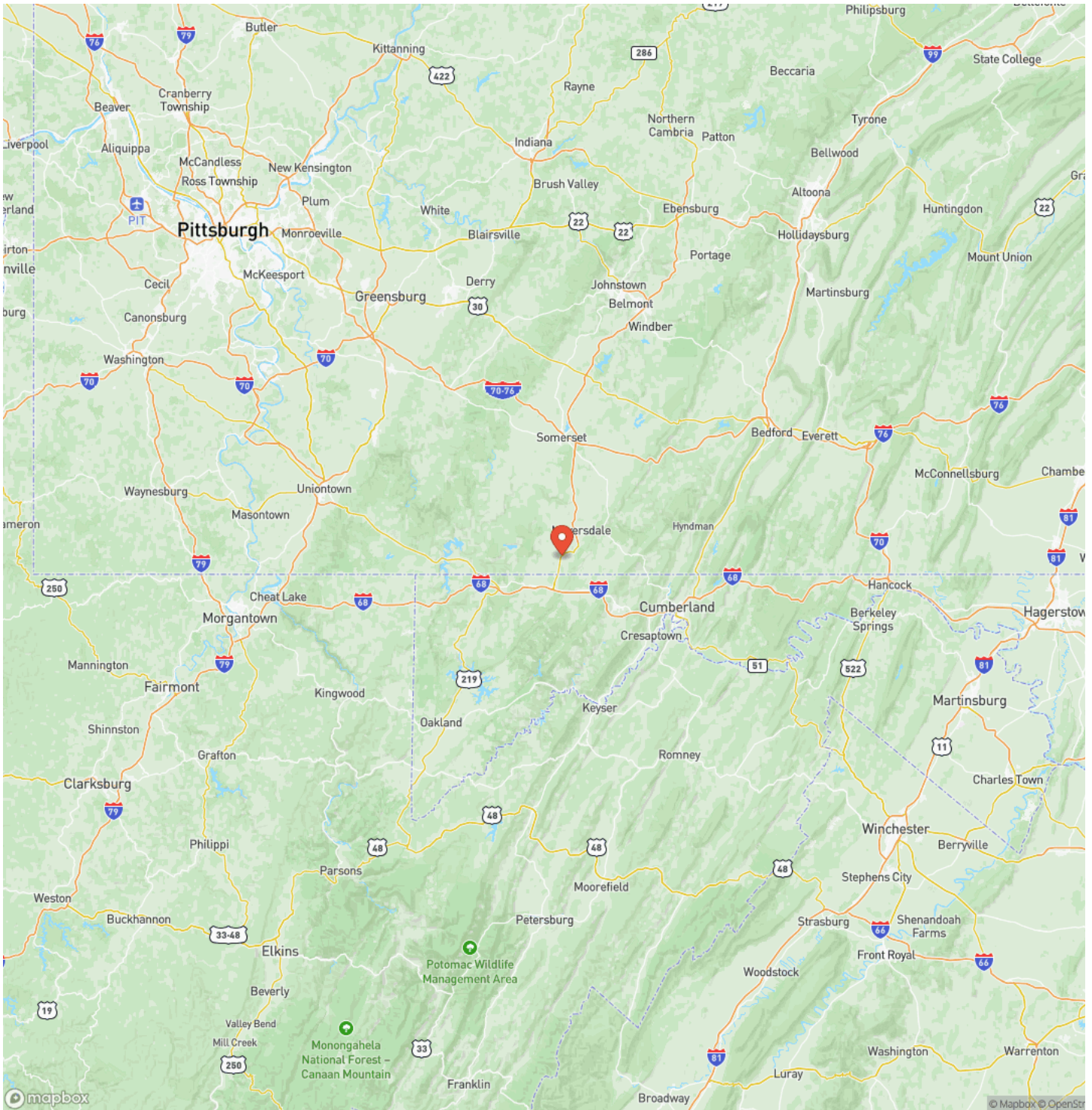
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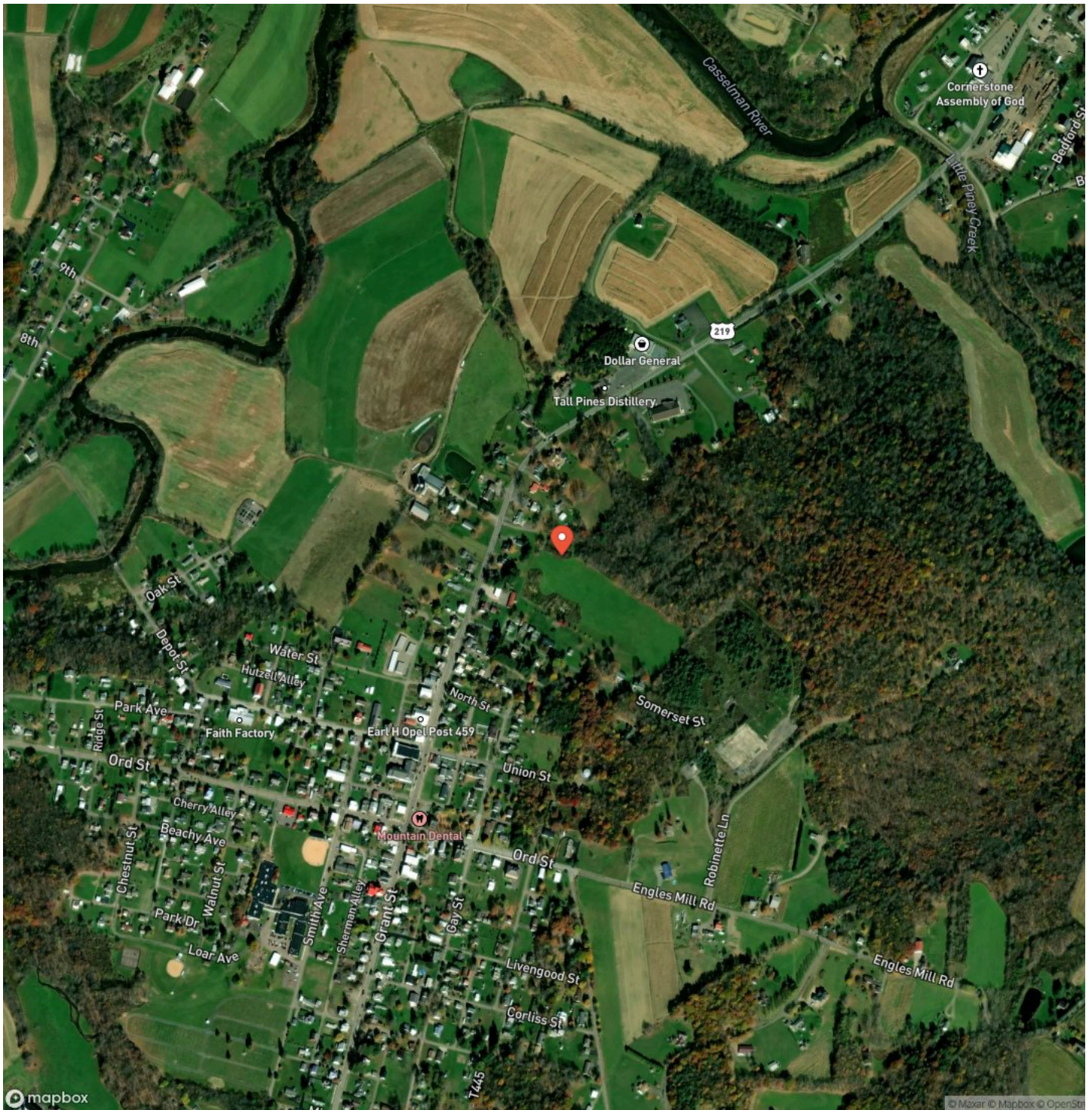
## Locator Map



# 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.

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