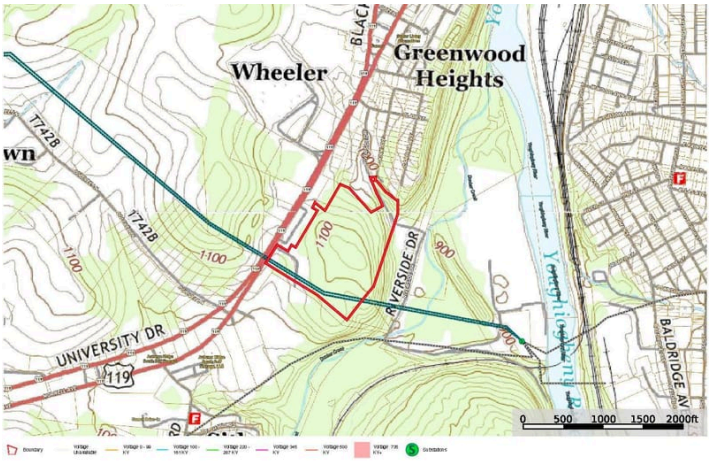
Connellsville's Commercial Development
1607B Morrell Ave.
Connellsville, PA 15425

$1,499,000
34.18± Acres
Fayette County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
1607B Morrell Ave.

City, State Zip
Connellsville, PA 15425

County
Fayette County

Type
Business Opportunity, Commercial, Undeveloped Land

Latitude / Longitude
39.998 / -79.6061

Dwelling Square Feet
5,200

Bedrooms / Bathrooms
/ 1

Acreage
34.18

Price
$1,499,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

34± Acre Commercial Development Opportunity

Route 119 | Dunbar Township (Connellsville), Pennsylvania

Exceptional 34±-acre commercial development opportunity strategically positioned along highly traveled Route 119 in Dunbar Township, directly across from the Walmart Supercenter. This prime development site offers outstanding visibility, convenient highway access, and exceptional potential in one of Fayette County's busiest commercial corridors.

The property features an existing 5,200-square-foot restaurant building leased to a long-term tenant, providing immediate income while allowing investors and developers to plan future expansion.

Property Highlights

- Approximately 34± acres of commercially positioned land
- Prime frontage and excellent visibility along Route 119
- Directly across from Walmart Supercenter
- Located behind the Melody Motel
- Existing 5,200-square-foot income-producing restaurant with long-term tenant
- 138kV electric transmission line along the southern property boundary, creating an excellent opportunity for utility-scale solar energy development
- State Route 119 borders the western property boundary, offering outstanding accessibility and traffic exposure
- Utilities and surrounding commercial development support a wide range of future uses

Development Potential

This versatile property is well suited for a variety of commercial and investment opportunities, including:

- Retail or shopping center development
- Mixed-use projects
- Residential or multifamily development
- Industrial or warehouse facilities
- Distribution or logistics operations
- Utility-scale solar energy development
- Institutional or recreational uses (subject to approvals)

Large, strategically located commercial tracts with existing income and significant development potential are increasingly difficult to find. Whether you're an investor seeking immediate cash flow or a developer looking for a premier location with exceptional long-term upside, this property offers the size, location, visibility, and infrastructure to support a wide range of projects.


DINER



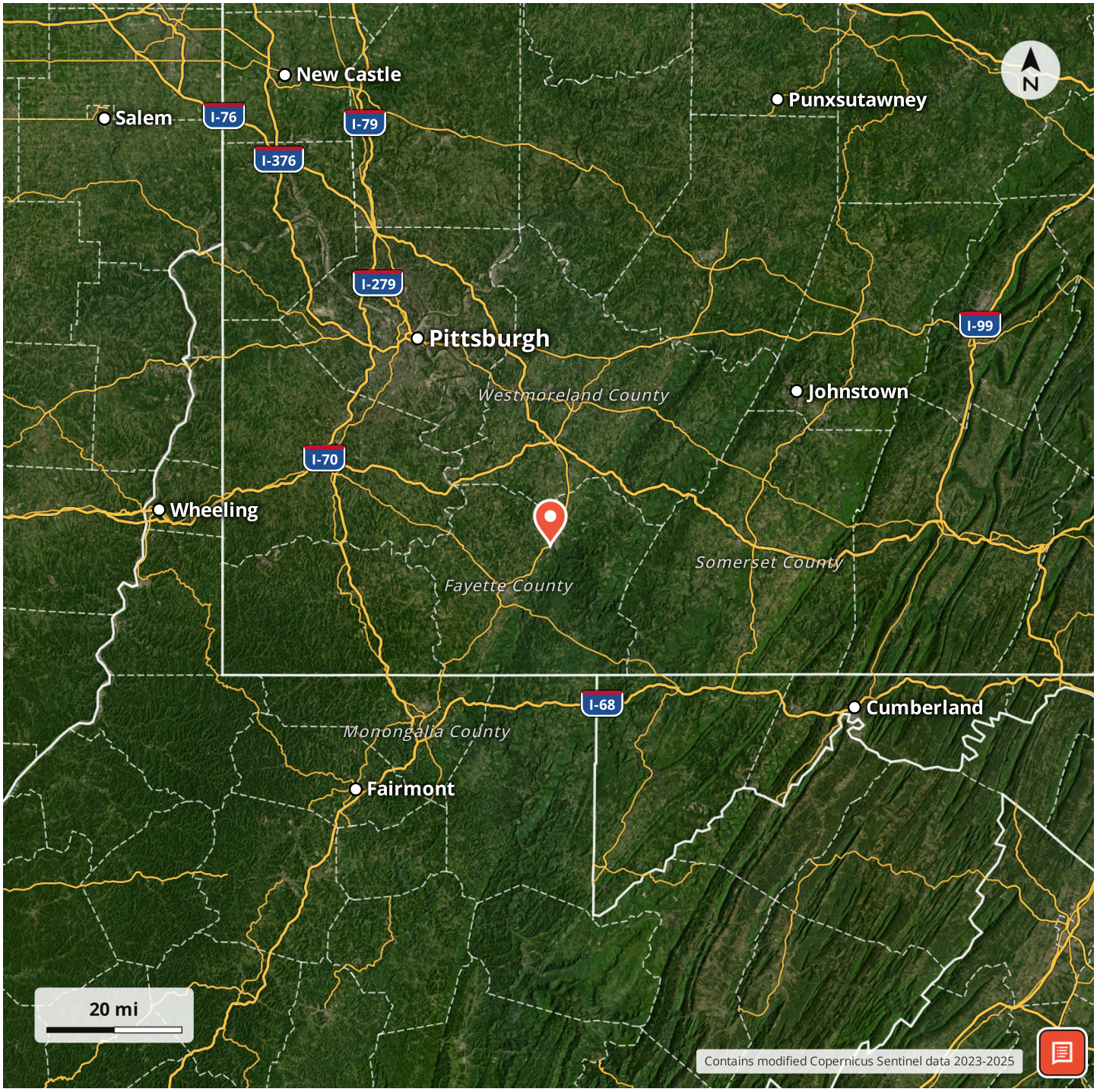




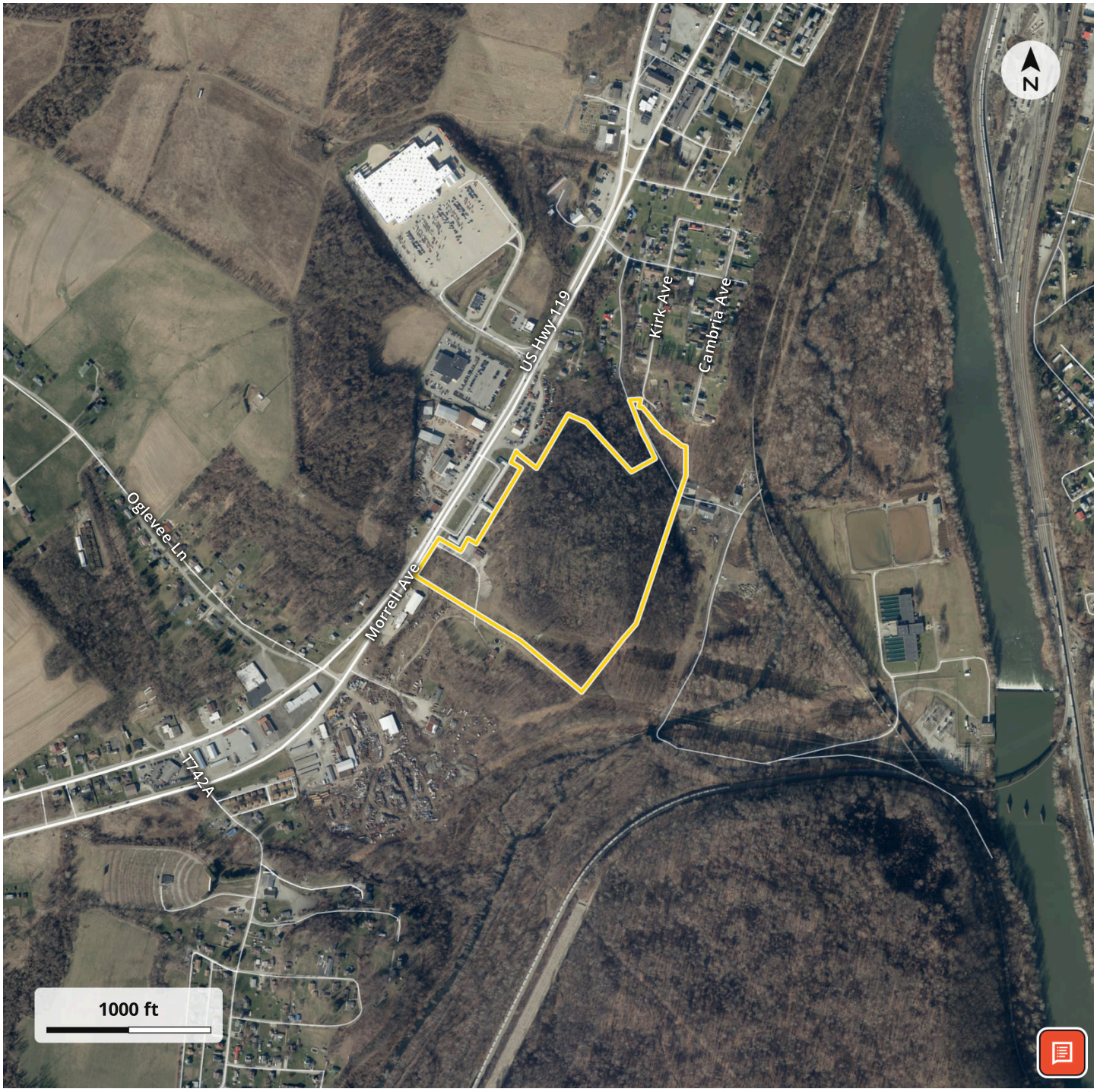




Regional Map



Locator Map


N
US Hwy 119
Kirk Ave
Cambria Ave
Oglevee Ln
Morrell Ave
T742A
1000 ft

Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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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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