

CBRE

5,550 SF_±
FOR SALE



- MAINTENANCE GARAGE / TRUCK BAY / OFFICE BUILDING
- EXCELLENT EXPOSURE ON RT. 51
- EASY ACCESS TO INTERSTATE 70

4303

STATE ROUTE 51 SOUTH

Belle Vernon, PA 15012 | Westmoreland County

PROPERTY SPECIFICS



FIRST FLOOR MAINTENANCE GARAGE / TRUCK BAY

Garage:	12' x 37.5'	450 SF+
Truck Bay:	38' x 20'	760 SF+
1st Floor:	30' x 56'	1,680 SF+



OFFICE SPACE

Located on 2nd Floor:	76' x 35'	2,660 SF+
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TOTAL BUILDING SIZE: 5,550 SF+



PARCEL SIZE:

1.88 Acres±



SCHOOL DISTRICT:

Belle Vernon Area School District



PARCEL ID:

5614000220



ZONING:

B-2 Retail Business, Rostraver Township (Westmoreland County)
Rt. 51 Smart Growth Business Area
Traditional Neighborhood Development



TOWNSHIP/BOROUGH:

Rostraver Township



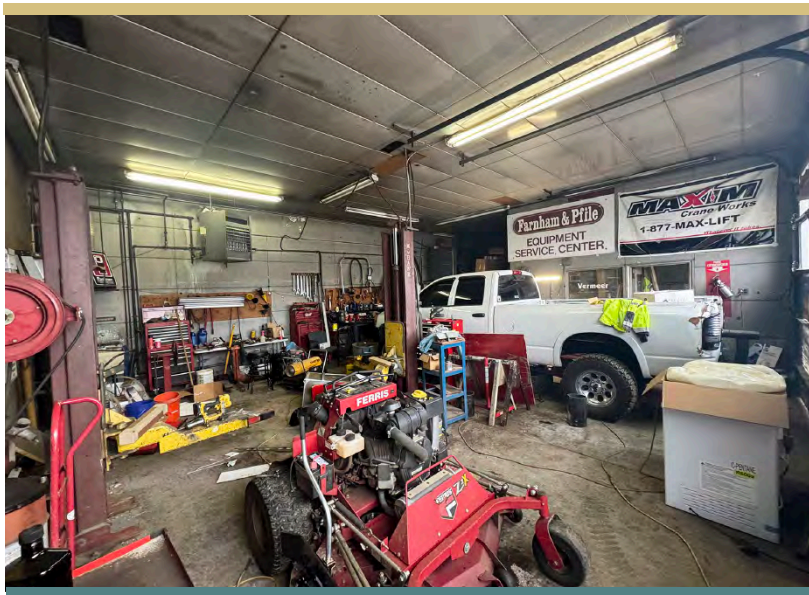
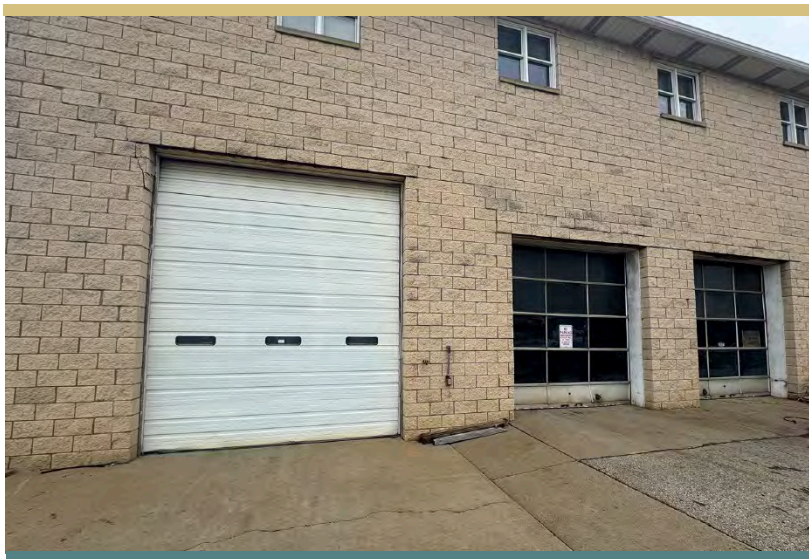
2023 TAXES:

School:	\$2,547.57
Local/Municipality:	\$482.25
Westmoreland County:	\$674.83
TOTAL:	\$3,704.65 (\$0.67 PSF)

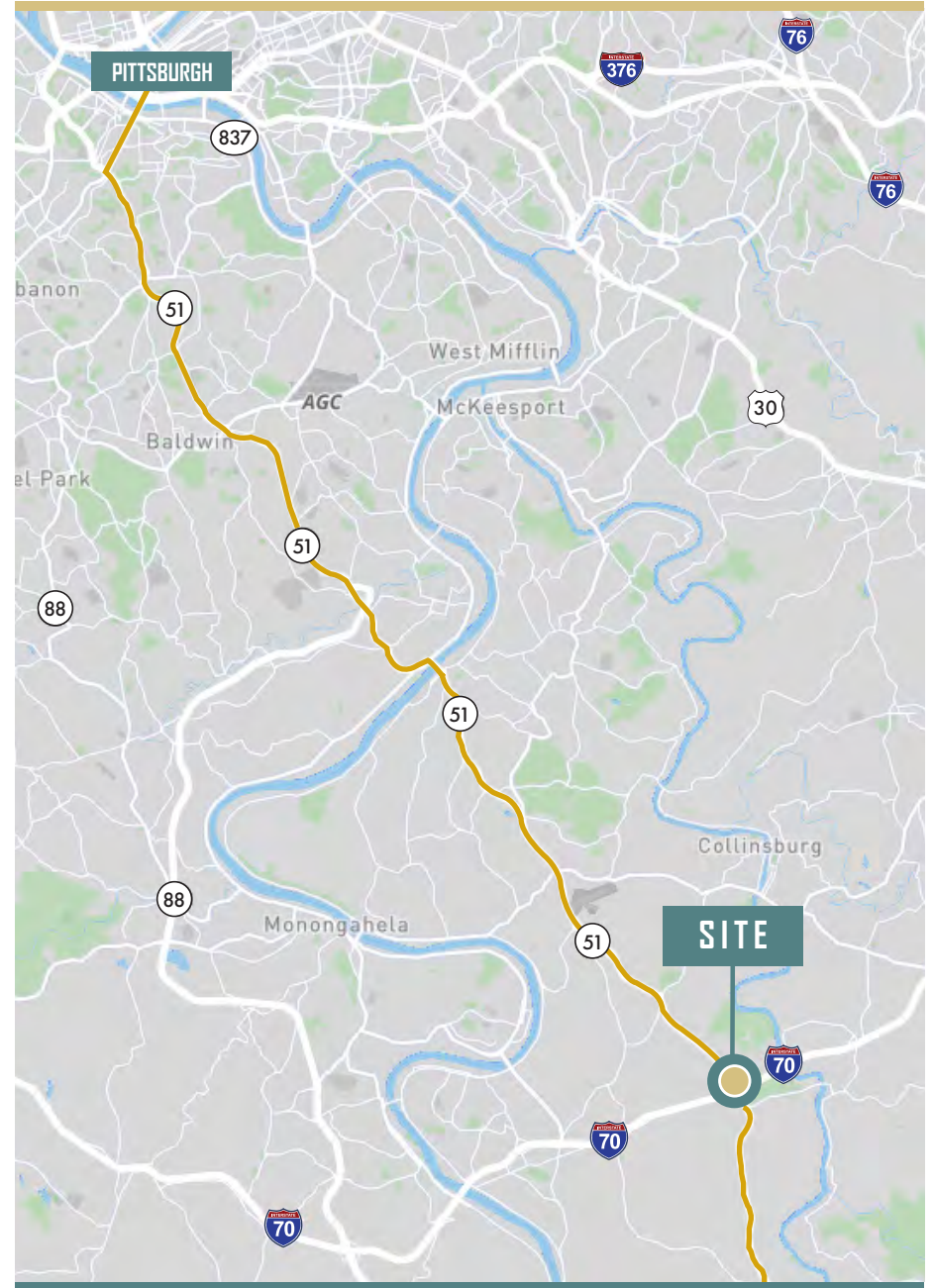
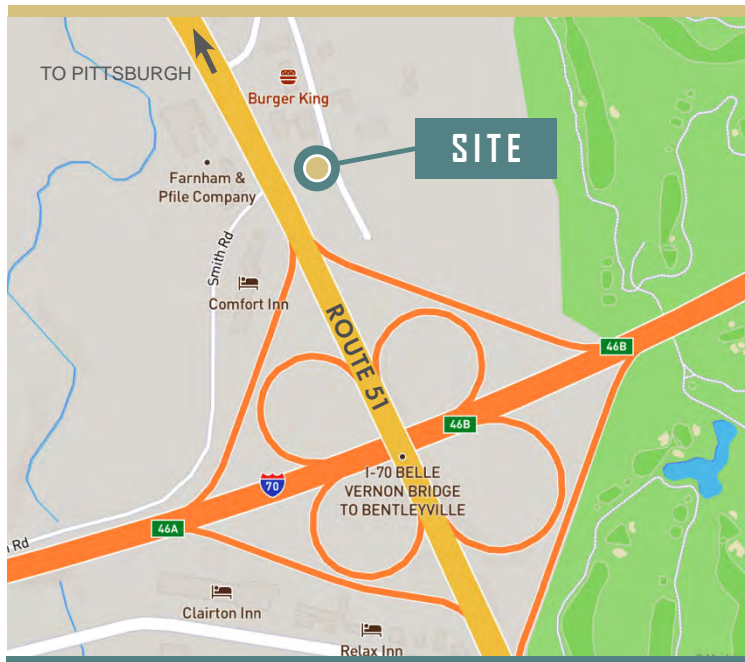
PARCEL MAP



PHOTOS



LOCATION





4303
STATE ROUTE 51 SOUTH

CONTACT

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