

\$1,187,467 - - 59.25 acres

997 Perry Highway, Mercer, PA 16137

- Mercer County

Residential Property

Undeveloped Land

Commercial Property

59.25 Acres of Industrial Land Properties in Mercer, PA

State Pennsylvania	County Mercer County	City Mercer	Zip 16137
Address 997 Perry Highway	Price \$1,187,467 -	Acreage 59.25 acres	Bedrooms 0
Baths 0			

Description

Lucky Dog Price: \$1,187,467

Market Value: \$2,115,699

Savings of 44%!!

An expansive and incredibly versatile property measuring 59.25 acres is currently available for purchase on Perry Hwy in Mercer, PA. The property consists of three distinct parcels with unique parcel numbers, providing a lot of flexibility for potential buyers. The area is zoned as Industrial District, which means that the property is perfect for commercial and industrial purposes. The property is in a safe location, as it is not situated in a flood zone area, which gives peace of mind to potential buyers.

The location of the property is one of its major selling points. It is situated in a thriving commercialized area, which is home to several well-established businesses. The area is well-connected, making it easily accessible for clients, suppliers, and employees. The location also provides excellent visibility, which is critical for businesses that rely on foot traffic and passersby.

The property offers ample space, making it ideal for a wide range of businesses. It is perfect for those looking to establish large-scale operations, warehouses, or factories. Additionally, the property's size offers significant development potential, allowing buyers to tailor it to their specific needs.



In conclusion, this property is an excellent opportunity for those looking to expand their business. With its prime location, ample space, and development potential, it is perfect for those who want to establish or grow their commercial or industrial operations.

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence. Survey provided is not of subject property.

Site Address: 997, 1040 & 1039 PERRY HWY, MERCER, PA 16137-3628

County / State: Mercer County, PA

Parcel Number: 04-189-030, 04-189-031 & 04-189-033

Parcel Size:

04-189-030 - 15 acres

04-189-031 - 7.35 acres

04-189-033 - 36.9 acres

Parcel Area:

04-189-030 - 653,400 sq. ft.

04-189-031 - 320,000 sq. ft.

04-189-033 - 1,607,364 sq. ft.

Zoning: I (Industrial Zoning District)

of Dwellings Allowed to be Built: One Single Family Dwelling

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes

Legal Description:

04-189-030 - Us 19 15 Acres Hs Gr

04-189-031 - Rt 19 800X400 7.3A

04-189-033 - 1039 Perry Hwy Hs Br Mbl Us19

Subdivision: None

Center GPS Coordinates:

04-189-030 - 41.187589, -80.238365

04-189-031 - 41.18589, -80.24023

04-189-033 - 41.185154, -80.237784

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: No

Livestock Allowed: No

Annual Taxes:

04-189-030 - \$955.23 (2023)

04-189-031 - 41.18589, -80.24023

04-189-033 - 41.185154, -80.237784

HOA Fees / Name of HOA: N/A

Elevation:

04-189-030 - 1081.9 ft.

04-189-031 - 1134.1 ft.

04-189-033 - 1128.9 ft.

Elementary School: Mercer Area Elementary School

Middle School: Mercer Area Middle/High School

High School: Mercer Area Middle/High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Lot Description

- Heavily Treed
- Irregular

Proposed Use

- Commercial
- Industrial
- Mobile
- Residential Single

Street/Utilities

- Electric: City Available Water: Well needed
Sewer: Septic needed

Property Type

- Single Family

Road Frontage Desc

- Asphalt

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals

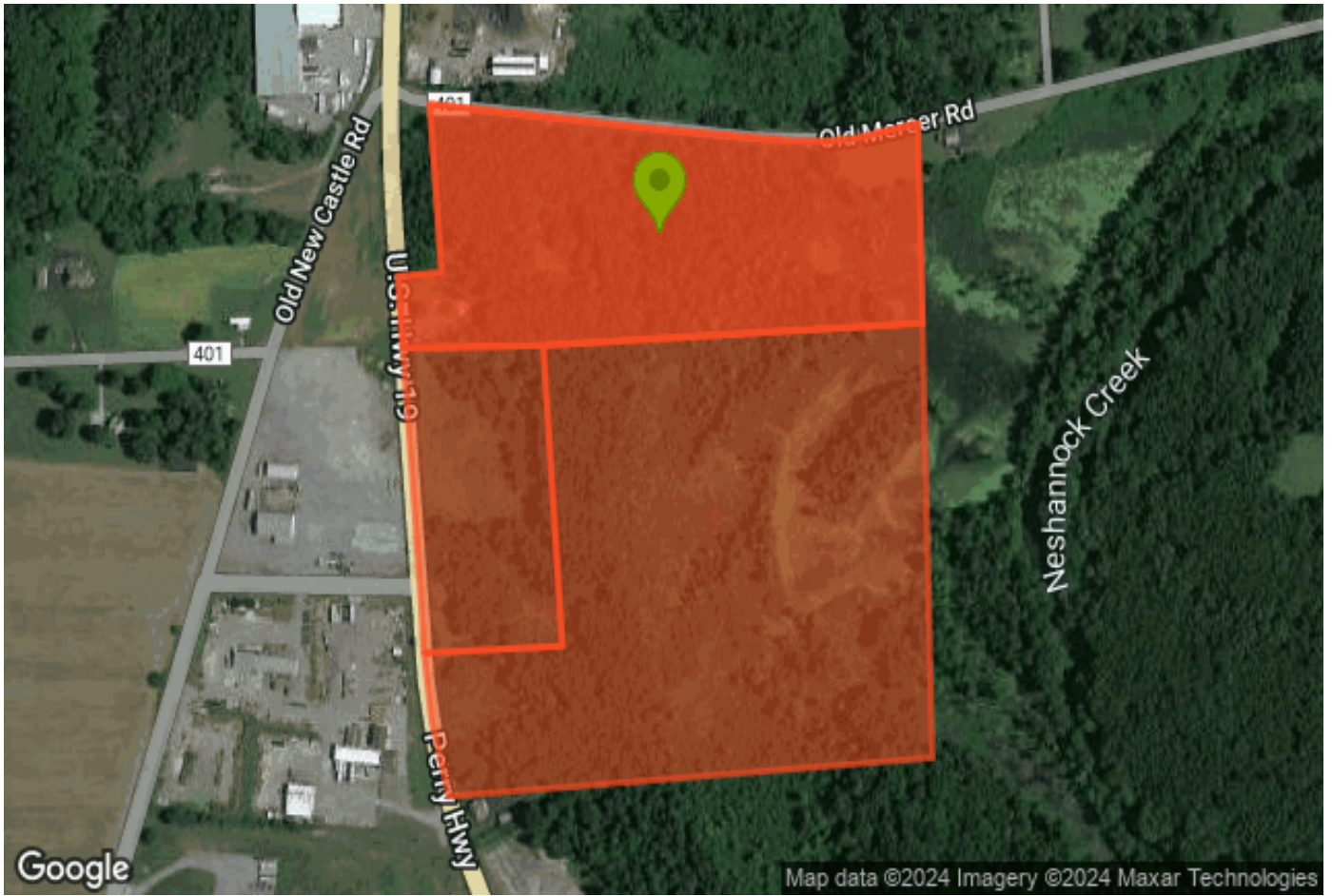
101 Creekside Xing

Brentwood, TN 37027

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(727) 282-5492 (Office)

Property Boundaries



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This information believed accurate but not warranted