

Light Commercial or Residential Property Available For Sale or Co-Development with Owner

518, 524, 526 Main Street Meyersdale, PA Somerset County

The Progress Fund has acquired and assembled three adjacent properties (two blighted houses that have been demolished and an existing vacant lot) for new development in Meyersdale. All properties have been cleared of liens and any legal issues and are now owned by The Progress Fund.

Three Lots for Sale: \$116,000; financing available

Contact: David Kahley at 724-216-9160 ext. 310 or dkahley@progressfund.org

Property Highlights:

- Three parcels zoned residential or light commercial
- Approximately 0.3 acres
- Less than 100 feet from Great Allegheny Passage & Meyersdale Train Station Visitor Center
- 1,500 feet to downtown business district

Great Allegheny Passage Highlights:

- Connects Pittsburgh to Cumberland and Washington DC
- Annual \$50,000,000 in Economic Impact
- Nearly 1,000,000 visits annually
- Average overnight guest spends \$124/night

Meyersdale Highlights:

- Close proximity to expanding Route 219 Freeway
- Half hour from Somerset Turnpike access
- Low Crime Rate
- Population 2,184
- Home of annual Pennsylvania Maple Festival

Business Opportunities:

- Additional lodging, especially for larger groups
- Bike repair, rental, and sales

