

# DEVELOPMENT OPPORTUNITY



## LAND FOR SALE

5.978 Acres

Zoned M-C  
Corridor District

Utilities:  
public water/sewer,  
gas & electric



East Ingomar Terrace | McCandless Township  
Pittsburgh, Allegheny County, Pennsylvania 15237

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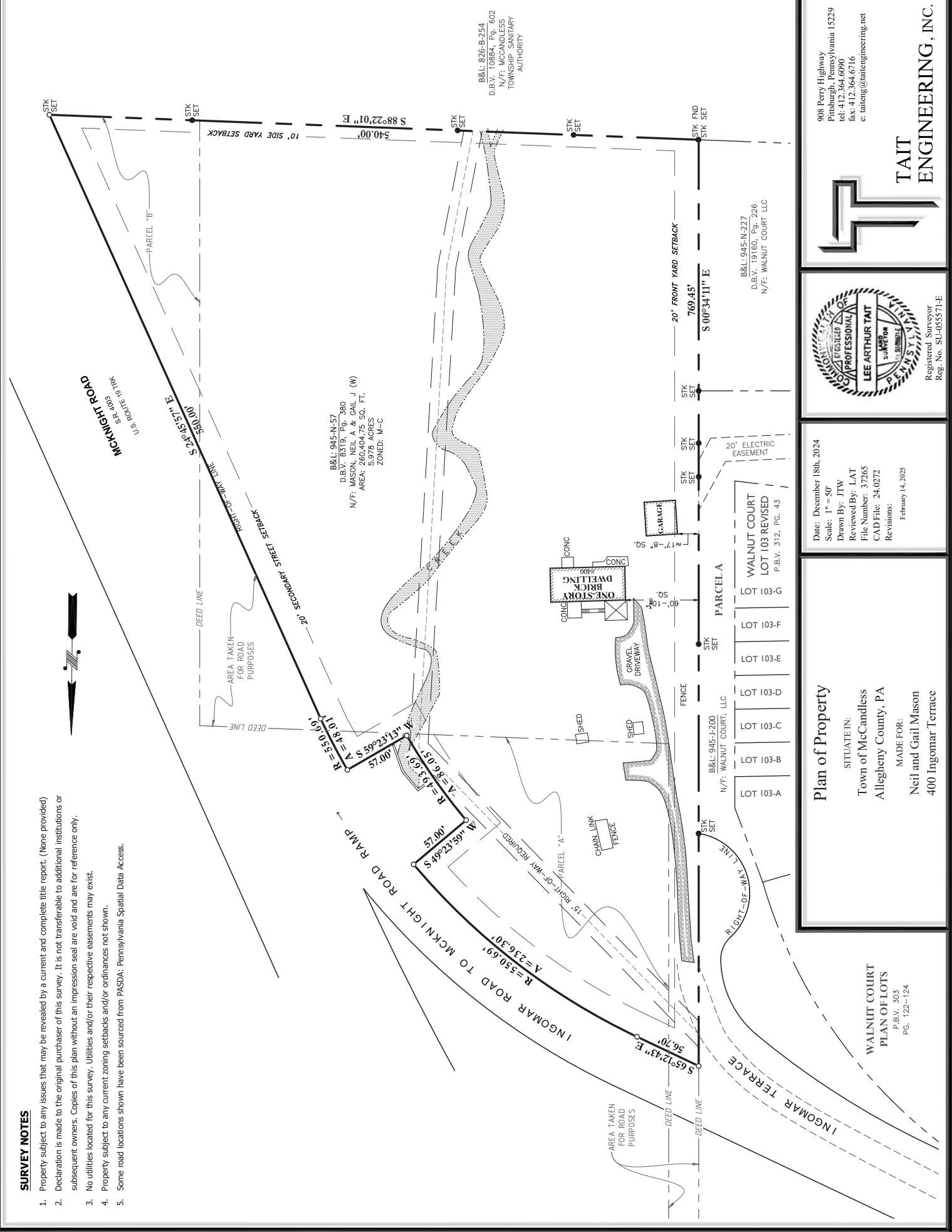
PROPERTY MANAGEMENT • BROKERAGE SERVICES • THIRD-PARTY MANAGEMENT • TENANT REPRESENTATION

All information is deemed reliable, but is not guaranteed and should be independently verified. The presentation of this information is submitted subject to errors, omissions, change of price or conditions prior to lease.



**SURVEY NOTES**

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. No utilities located for this survey. Utilities and/or their respective easements may exist.
4. Property subject to any current zoning setbacks and/or ordinances not shown.
5. Some road locations shown have been sourced from PASDA: Pennsylvania Spatial Data Access.



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Date: December 18th, 2024  
 Scale: 1" = 50'  
 Drawn By: JTW  
 Reviewed By: LAT  
 File Number: 37265  
 CAD File: 24.0272  
 Revisions:  
 February 14, 2025

**Plan of Property**  
 SITUATE IN:  
 Town of McCandless  
 Allegheny County, PA  
 MADE FOR:  
 Neil and Gail Mason  
 400 Ingomar Terrace

WALNUT COURT  
 PLAN OF LOTS  
 P.B.V. 303  
 PG. 122-124