

DEVELOPMENT OPPORTUNITY



LAND FOR SALE

\$740,000

5.978 Acres

Zoned M-C
Corridor District

Utilities:
public water/sewer,
gas & electric



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

www.unionrealestate.com
412-288-7800

One Oxford Centre | 301 Grant Street | Suite 1250 | Pittsburgh, PA 15219

Joe Hodson | Vice President - Commercial Leasing
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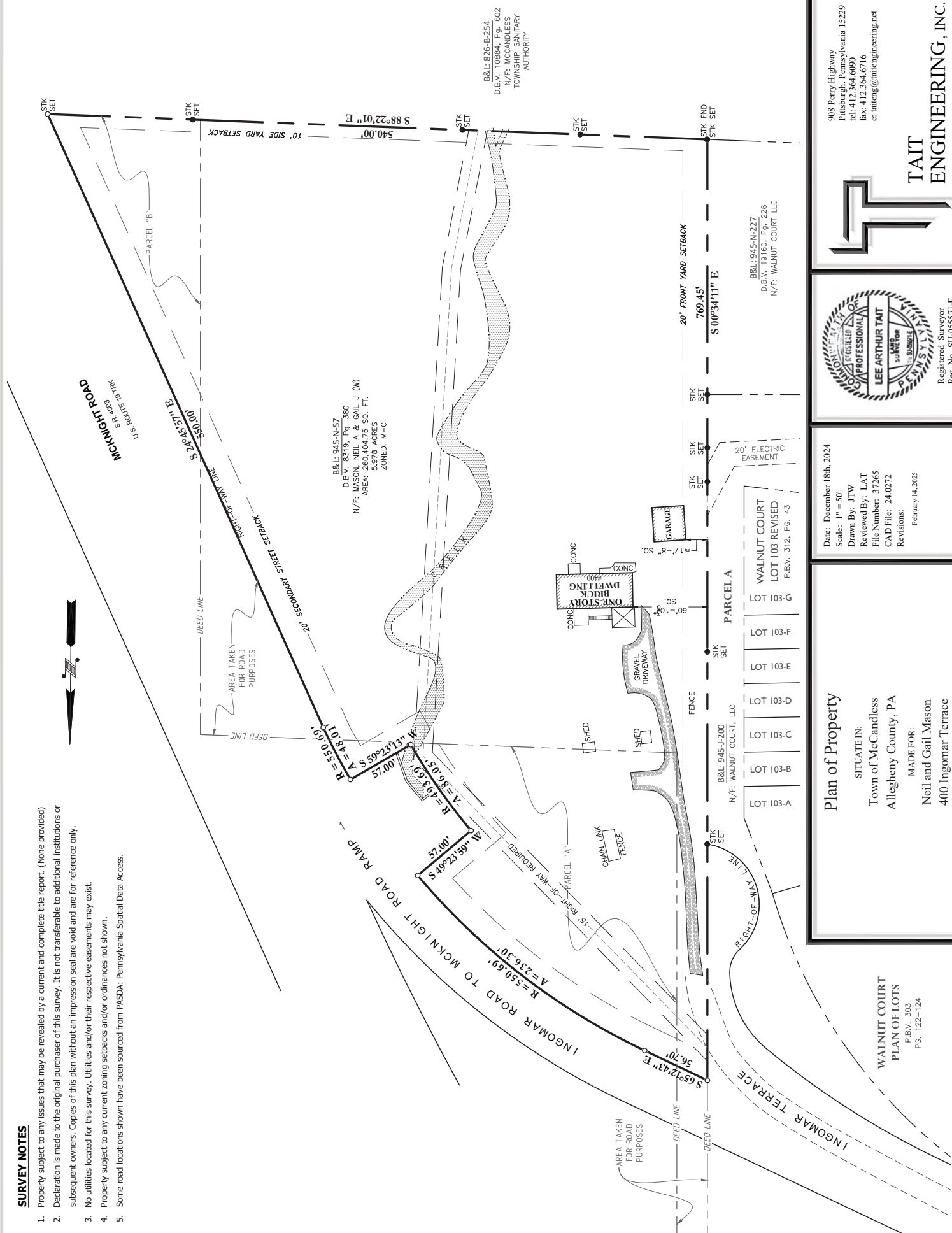
Nate Draper | Commercial Leasing
ndraper@unionrealestate.com

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.



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



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**TAIT
ENGINEERING, INC.**

Registered Surveyor
Reg. No. SU-055571-E