

DEVELOPMENT OPPORTUNITY

PRICE
REDUCED

LAND FOR SALE

\$500,000

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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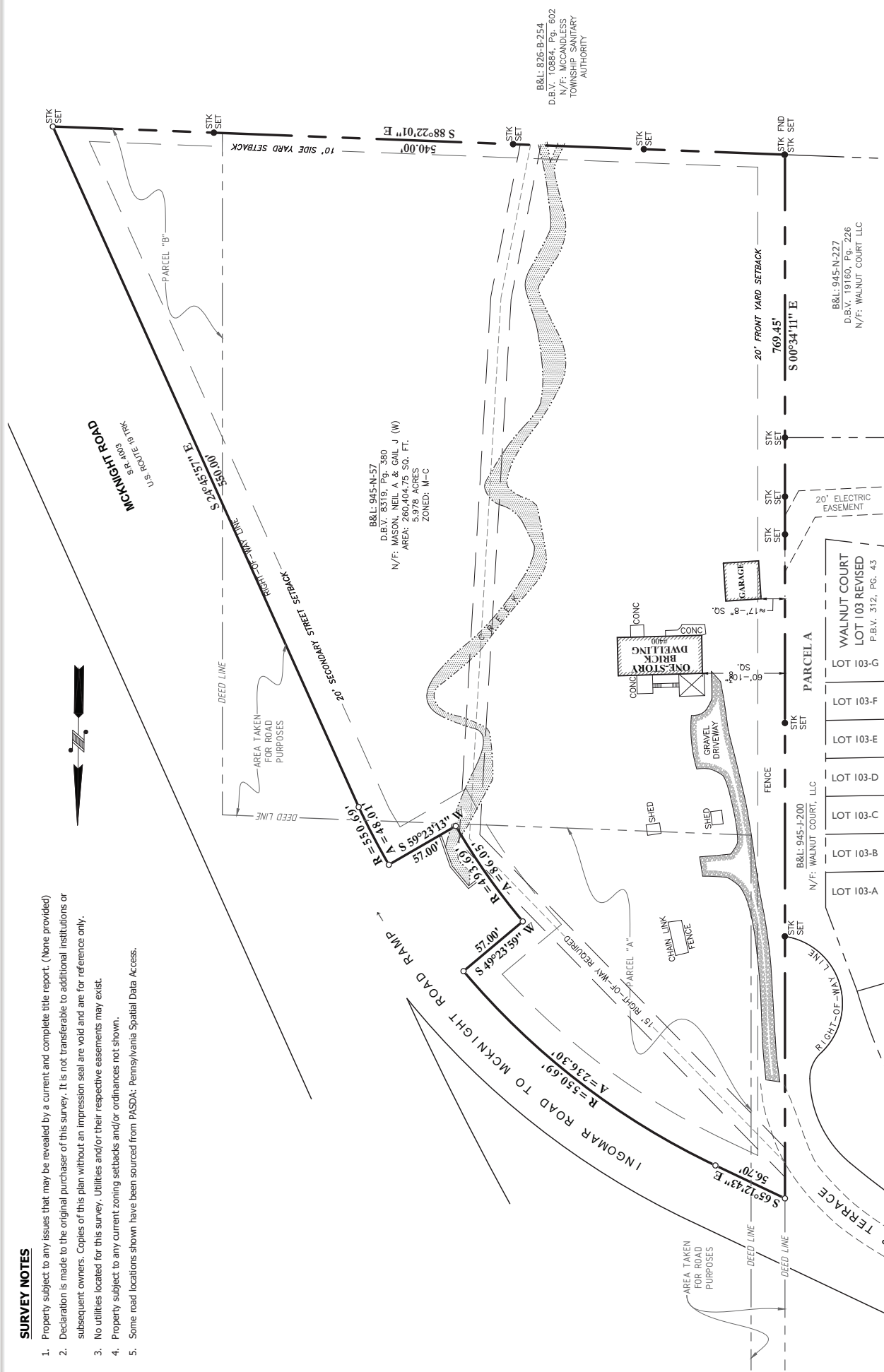
Nate Draper | Commercial Leasing
ndraper@unionrealestate.com

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.



LEE ARTHUR TAIT
 PROFESSIONAL ENGINEER
 STATE OF PENNSYLVANIA
 No. 34908

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TAIT
ENGINEERING, INC.

Registered Surveyor
 Reg. No. SU-055571-E

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