# OXFORD REALTY SERVICES, INC.

### **FOR SALE**

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

### 1967 Oakland Avenue

Indiana, PA 15701



# Building Size Approximately 1,674 SF

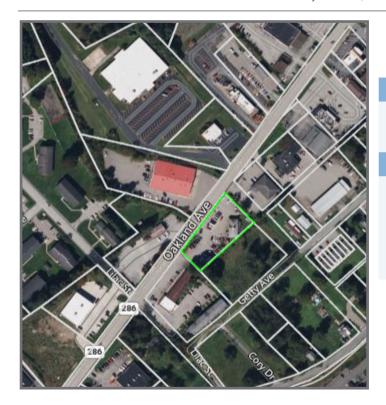
# Site Size Approximately 0.63 acres

### Parcel ID 42-033-509 (Indiana County)

# Sale **Price** \$700,000.00

### **Property Highlights**

- Three (3) bay service station, with office, restrooms and three (3) storage areas
- Prime retail location along the highly sought after Oakland Avenue (Route 286) the main retail cooridor in Indiana
- Located a few blocks from Indiana University of Pennsylvania
- Current tenant lease with Aamco expires 1/31/26; Tenant may consider extension of lease if Buyer is interested



### **AVERAGE DAILY TRAFFIC**

15,148 Vehicles Daily - Oakland Avenue

	GR		

	1-MILE	3-MILES	5-MILES
Population	8,063	27,393	34,862
Avg. HH Income	\$70,626	\$69,607	\$70,144



For more information please contact:

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