<u>Agenda</u>

- Introductions
- Waterfront Tax Credit
- Artist Live Work Space
- Touchstone Center for Crafts and Mon River Towns Program
- Available Properties
- Small Business Development Center
- Wrap Up





Overview

- Increasing development interest, yet pricing is still attractive
- Variety of available properties and sizes: industrial sites, commercial, retail, multifamily
- Resources to support growth and development: financing via grants, loans, tax credits, and crowdfunding. Workforce development programs.
- Many of our communities are within the Mid Mon Valley Regional Enterprise Zone (MMVREZ), which provides additional financing incentives



Sample Downtown Development Opportunities

548 McKean Ave., Donora 20,000 SF For-sale \$115,000 Princeton Commercial Holdings (302) 525-8111



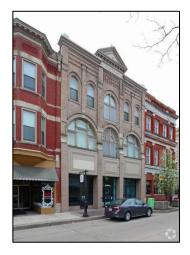
410 Market Street, Brownsville For-sale \$49,900 Marlin Zelmore (724) 396-6364



Sample Multifamily Opportunities

433-435 McKean Ave., Charleroi 14 units For-sale \$189,900 Mike Podolinski (412) 217-6432

305 Front Street, Brownsville 7 units For-sale \$79,900 Doug Burig (724) 941-8811







Sample Warehouse / Flex Opportunities

11 Guttman Blvd, Charleroi 25,000 SF For-lease \$9.50 / SF NNN Louis Oliva (412) 434-1058

1 Bolivar St., Brownsville 20,000 SF For-sale \$89,000 Jaime Deyarmin (412) 316-7464







Sample Retail / Restaurant Opportunities

187 Chess St., New Eagle 1400 SF For-lease Scott Kumpf (412) 522-7856

578 Front Street, Fredericktown 7 units For-sale \$79,900 Doug Burig (724) 941-8811







Industrial Parks

Alta Vista

- I-70 @ Exit 32
- Parcels 3-40 acres in size
- Keystone Opportunities Zone (KOZ)
 w/ significant tax benefits

Donora Industrial Park

- 256 acre park w/ 30 companies
- Approximately 30 acres remain available

Speers Industrial Park

- Completely developed
- Several parcels are currently for sale or lease





Sample Development Opportunities

401 Railroad St., Monongahela 24,000 SF building, 7.2 acres, waterfront For-sale Melanie Patterson

Rostraver Development Site 176 acres Ben Brown (412) 261-3640



<u>Summary</u>

- A diverse range of properties are available at pricing ideal for early stage entrepreneurs and investors
- Attractive financing and tax credits available through a variety of sources including the Pennsylvania Department of Community and Economic Development (DCED) and Mon Valley Alliance.

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