

**Sunny Side**  
103 Constantine Road  
Smock, PA 15480

**\$189,000**  
3.500± Acres  
Fayette County



**Sunny Side  
Smock, PA / Fayette County**

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**SUMMARY**

**Address**

103 Constantine Road

**City, State Zip**

Smock, PA 15480

**County**

Fayette County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

39.990989 / -79.791104

**Taxes (Annually)**

1000

**Acreage**

3.500

**Price**

\$189,000

**Property Website**

<https://www.landleader.com/property/sunny-side-fayette-pennsylvania/54334>



## Sunny Side Smock, PA / Fayette County

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### **PROPERTY DESCRIPTION**

Sunny Side is a unique property packed with potential for a variety of buyers. It offers a very well built 4,768 square foot commercial building on 3.5 acres. The block construction, concrete floors, electric, sewer and access to public water creates opportunity for multifunctional uses.

The property is located approximately 15 minutes northwest of Uniontown. Travel is convenient with Route 43 to the west, and Route 51 to the east, both within 15 minutes from the property. The Joseph A. Hardy Connellsville Airport is only 20 minutes away.

Sunny Side was originally constructed in 1970 as a plant for the production of eggs. It has multiple rooms that were designed for the different parts of processing. There is a floor plan drawing on the website of the lay out and approximate dimensions of garages and room sizes. The property is zoned "Agricultural Rural". Please see website for Menallen Township Zoning Ordinance – Agricultural Zoning District Regulations.

There are two large garages on each side of the building. The left side of the building has a garage approximately 24' X 30', with 11'6" ceiling. Combined with this garage is an additional storage area approximately 11'6" X 22'6". The right side of the building has a garage approximately 28' X 38', with 11' ceiling. This garage was the former freezer room. The large processing room is 23' X 30', with 9'6" ceiling. There is a loading area room approximately 16' X 20', with an exterior loading dock. There are variety of other rooms that were used for processing, inspection, electrical, and office.

The potential uses of this building and property are almost endless: RV storage, shop, garage, farm equipment and sales, slaughter house, repair center, offices, animal hospital, and kennel. For the car collector, it would make a great man cave, ready to go with shop, garage, and storage area. It also could be converted into living spaces. An added asset to the building is the 3.5 acres of land. The building is located in the corner of the lot, giving ample space to expand parking area, outdoor storage, and even could be considered for a new home location.

The building has extensive electrical panel boxes and wiring service originally installed for 3-phase power. The 3-phase transformer was removed due to the lack of need. The building now has standard electric service. All the components remain in the building for 3-phase power. The building was heated by electric furnaces located in the attic. The furnaces operated on the 3-Phase power and have not been functional for years. Duct work is in place to install an updated system.

Public water is available. The previous private water supply has been disconnected. Plumbing is also in place to the restrooms and some of the processing rooms.

For those purchasing Sunny Side for a retreat spot, there is area entertainment to enjoy. Uniontown offers a selection of restaurants, shopping, hotels, and a variety of entertainment. Within 30 minutes is Nemaquin Luxury Resort, offering a diverse collection of venues. Duck Hollow Golf Club is within 20 minutes. Fayette County is home to several parks for outdoor recreation. Dunlap Creek Park has a 50-acre lake open for fishing and boating. Jacobs Creek Park offers a lake, boating, fishing, and walking trails. For the hiker and bicyclist, visit Brown Run Trail and Sheepskin Trail, which offers 34 miles of trails. Ohiopyle State Park is a large park covering 20,000 acres. The wide variety of outdoor activities include whitewater boating, ATV riding, Biking, swimming, and rock climbing.

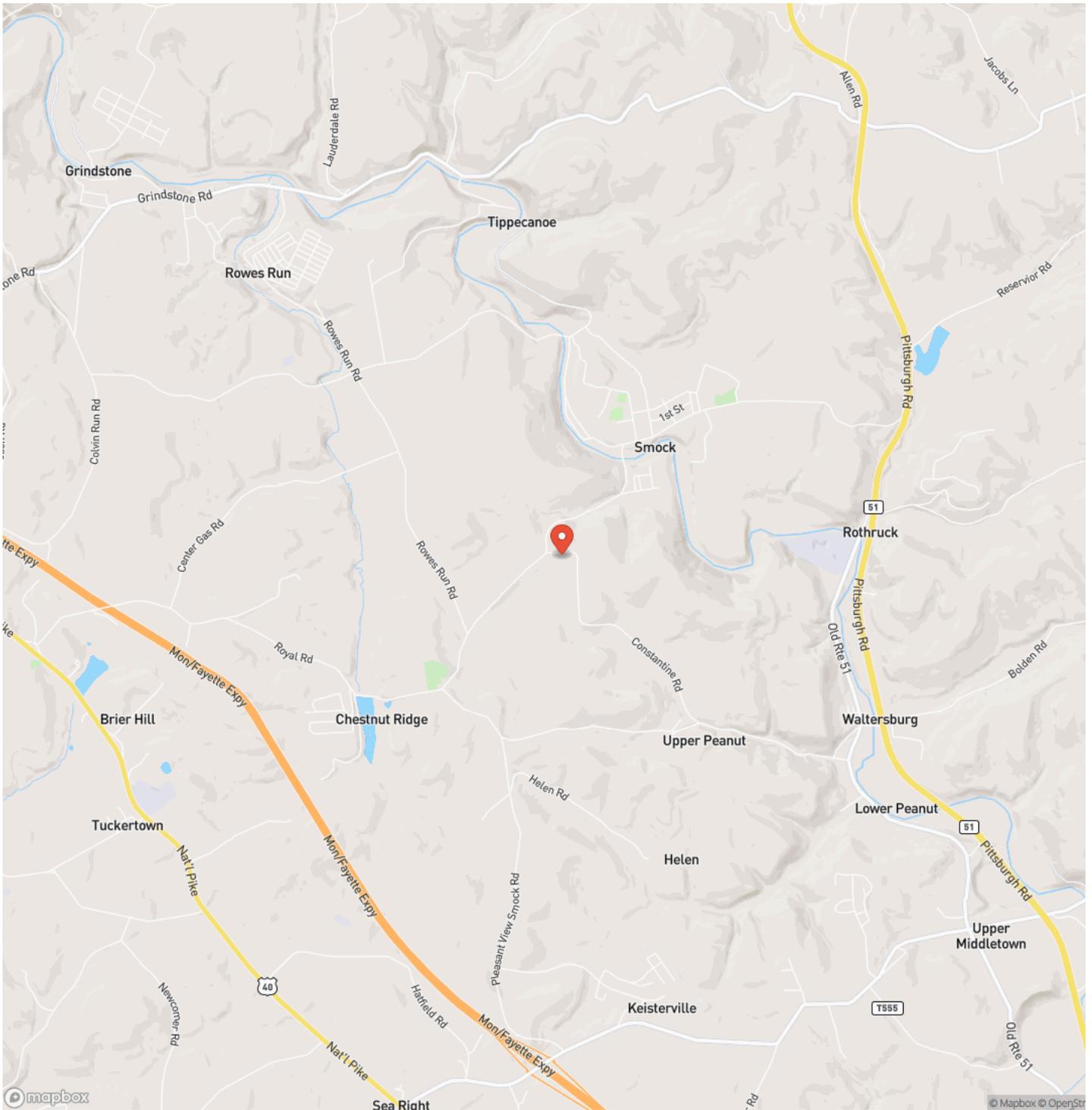
The Seller is retaining the oil and gas rights, and all royalties. The Seller is selling the property "as is where is".

Sunny Side – Bright Opportunity For The Right Buyer!

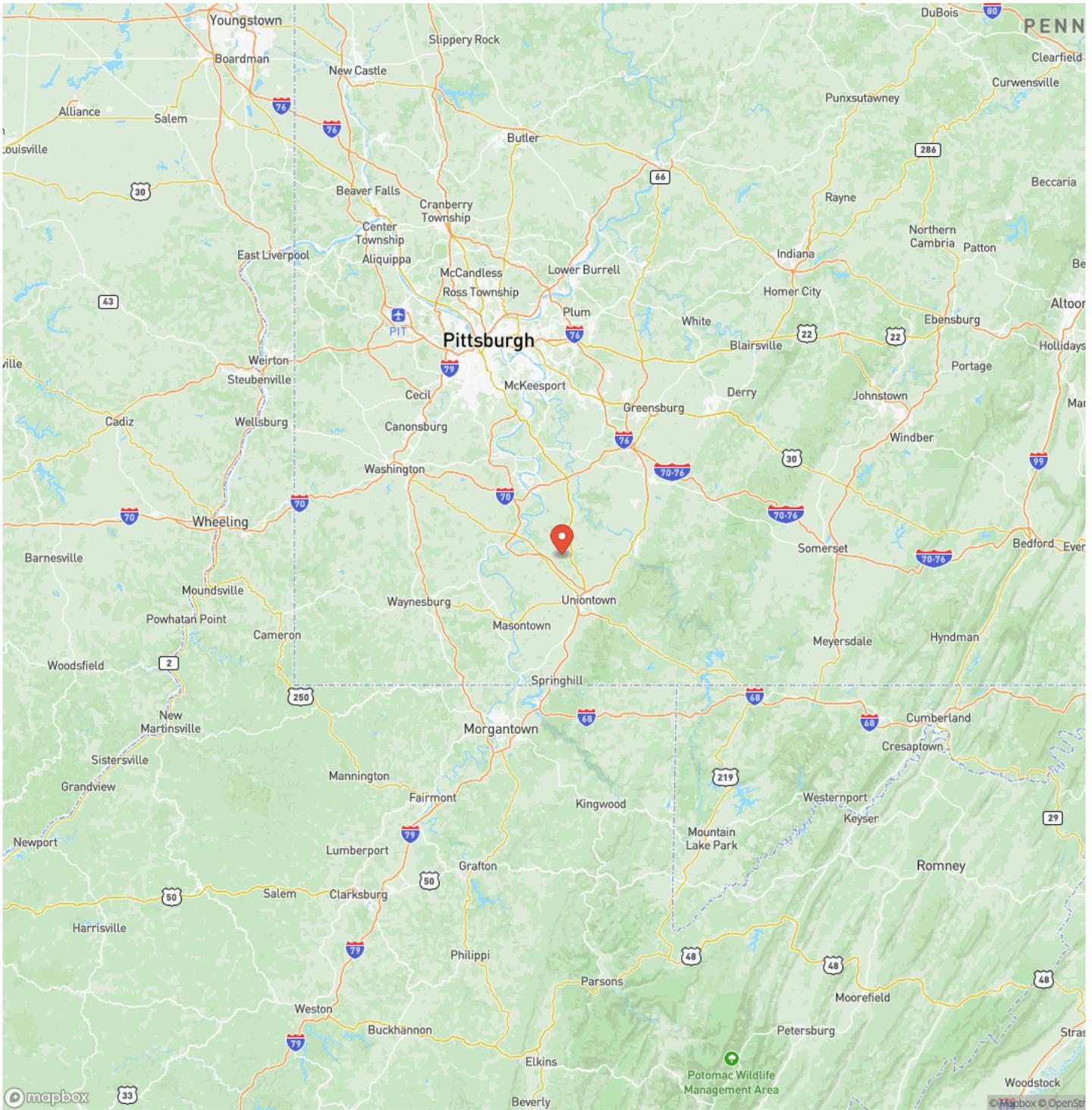
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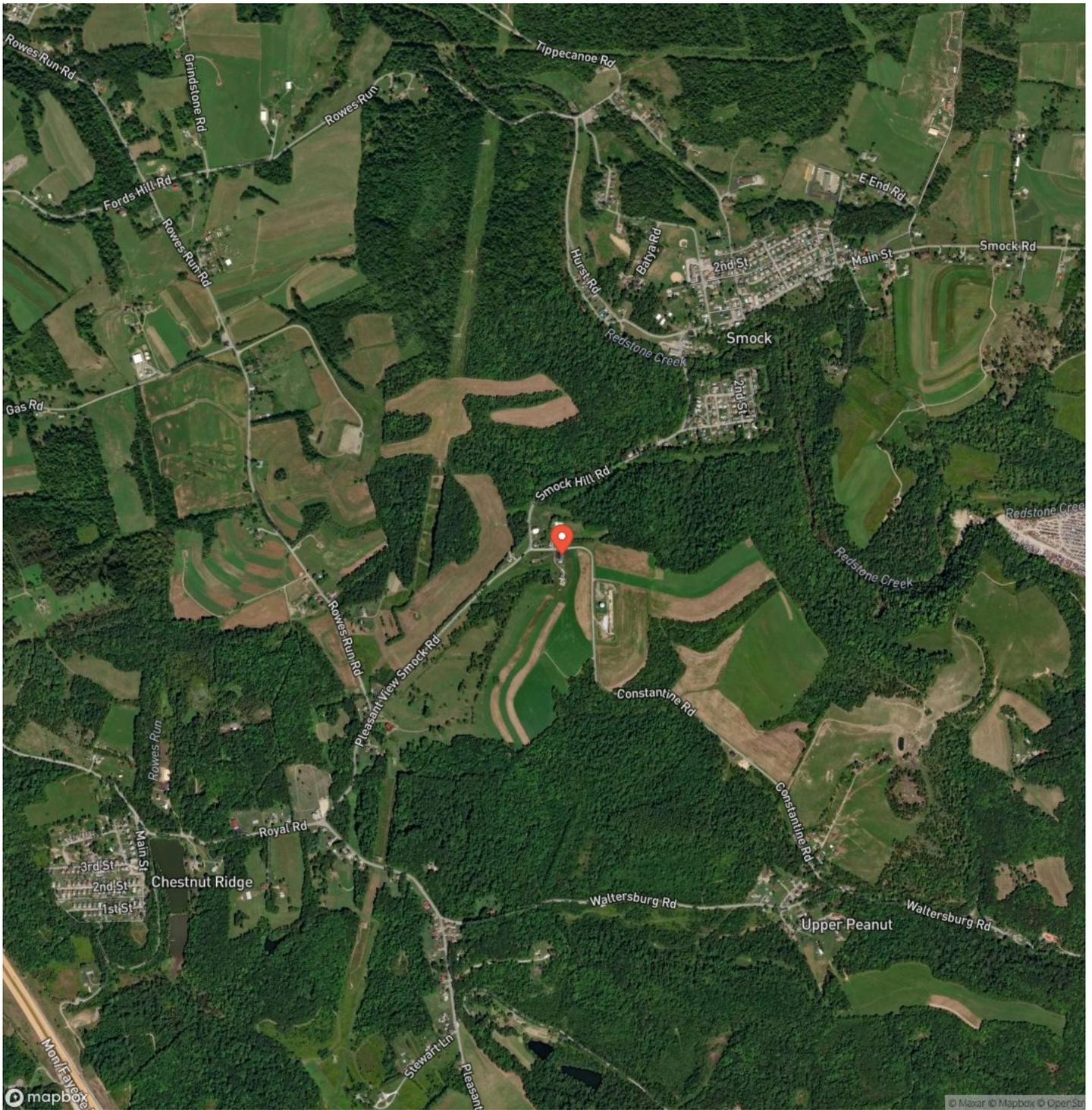
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
TimberlandRealty.net

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