



FOR SALE
SPECIALTY / FUNERAL HOME
MARKETING FLYER



65 N GALLATIN AVE
UNIONTOWN, PA 15401



STATE THEATRE CENTER FOR THE ARTS

UNITED STATES POSTAL SERVICE

CVS

UNIONTOWN CITY FIRE DEPT.

UNIONTOWN POLICE DEPT.

65 N GALLATIN AVE

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Interior photos of the building.

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Exterior / Aerial Photos

Exterior and aerial photos of the property from various heights and angles.

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SPECIALTY / FUNERAL HOME FOR SALE

65 N GALLATIN AVE
UNIONTOWN, PA 15401

SALE PRICE / \$770,000

GROSS BUILDING SIZE / 12,432 (+/-) SQ FT

GROSS LOT SIZE / 0.47 ACRE

PROPERTY TYPE / SPECIALTY, FUNERAL HOME

OFF-STREET PARKING / 20 SPACES

**PROPERTY HIGHLIGHTS / OPERATING
FUNERAL HOME, MAJORITY OF BUSINESS
FF&E WILL TRADE WITH TRANSACTION,
LARGE OFF-STREET PARKING AREA**

Rare Mixed-Use Investment Opportunity Awaits

- Rare opportunity to acquire a 12,432 (+/-) square foot two-story commercial property in the heart of downtown Uniontown, PA
- Originally constructed in 1900, offering historic character with flexible redevelopment potential
- Historically operated as a funeral home with a well-designed, functional layout
- Includes an updated two-story brick residence, providing additional value and versatility
- Situated on three adjoining parcels with dedicated rear on-site parking
- Select business FF&E will trade with the transaction
- Co-brokered with White Diamond Realty (*more information on back page*)

FOR SALE

SPECIALTY / FUNERAL HOME - LOCATED IN THE HEART OF DOWNTOWN UNIONTOWN

65 N GALLATIN AVE · UNIONTOWN, PA 15401 · 12,432 (+/-) SQ FT · 0.47 ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Main Commercial Building

- 12,432 (+/-) square feet across two floors
- Multiple viewing rooms and a chapel
- Welcoming foyer/reception area
- Private offices and break room
- Historic carriage room
- Garage and storage space
- Existing crematory facilities

Residential Residence

- Updated two-story brick home
- Six (6) bedrooms
- Two (2) full bathrooms
- Suitable for owner occupancy, rental income, or office expansion

Site Features

- Three adjoining parcels included in the sale
- Dedicated rear parking lot
- Prominent downtown location with frontage along N. Gallatin Avenue
- Convenient access to surrounding businesses, services, and major roadways

Potential Uses

- Funeral home or related services
- Professional or medical office conversion
- Event or community venue
- Mixed-use redevelopment
- Residential conversion (subject to municipal approvals)

LEGAL DESCRIPTION / ZONING

- Located inside the city limits of Uniontown, PA
- Situated in the Uniontown City District of Fayette County
- Property consists of three parcels totaling 0.47 (+/-) acre
- Parcel identification: Uniontown City District, Map 38, Parcels 247, 247-1 and 245-3.
- Referenced in Deed Book 3367-1
- Zoned CBD
- Eligible for New Market Tax Credits

INGRESS / EGRESS / PARKING

- On-site parking
- Ingress and egress
- 20 off-street parking spaces

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	West Penn Power
Natural Gas	Columbia Gas
Water	American
Sewer	City of Uniontown
Trash	County Hauling
Cable/Internet	Xfinity, Verizon, T-Mobile

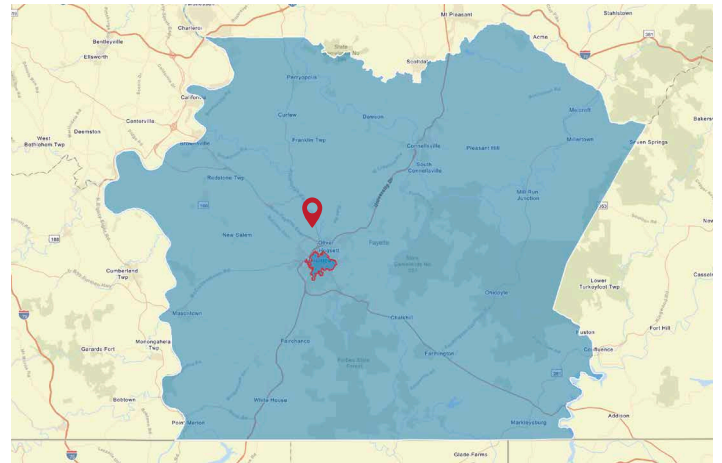
LOCATION ANALYSIS

Fayette County lies in the southwest region of Pennsylvania with Uniontown as the county seat and home of Penn State at Fayette, The Eberly Campus. The 100-acre main campus is a key part of the county's growing corridor. Situated 40 miles southeast of Pittsburgh, Uniontown benefits from easy access to the nearby cities and towns with which it shares the Pittsburgh metropolitan area.

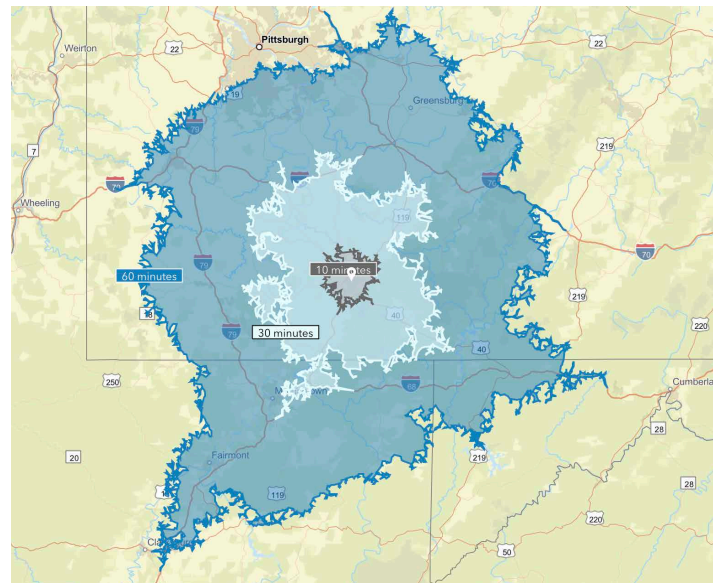
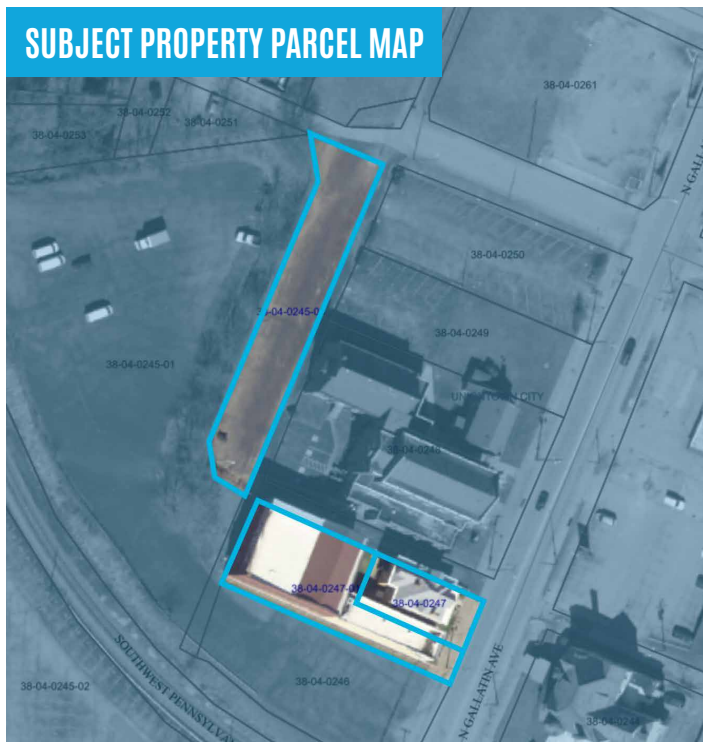
Fayette County has a total population of 124,710 and a median household income of \$54,651. Total number of businesses is 4,025.

The **City of Uniontown** has a total population of 9,713 and a median household income of \$35,620. Total number of businesses is 637.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Fayette County, PA Uniontown City Limits Subject Location



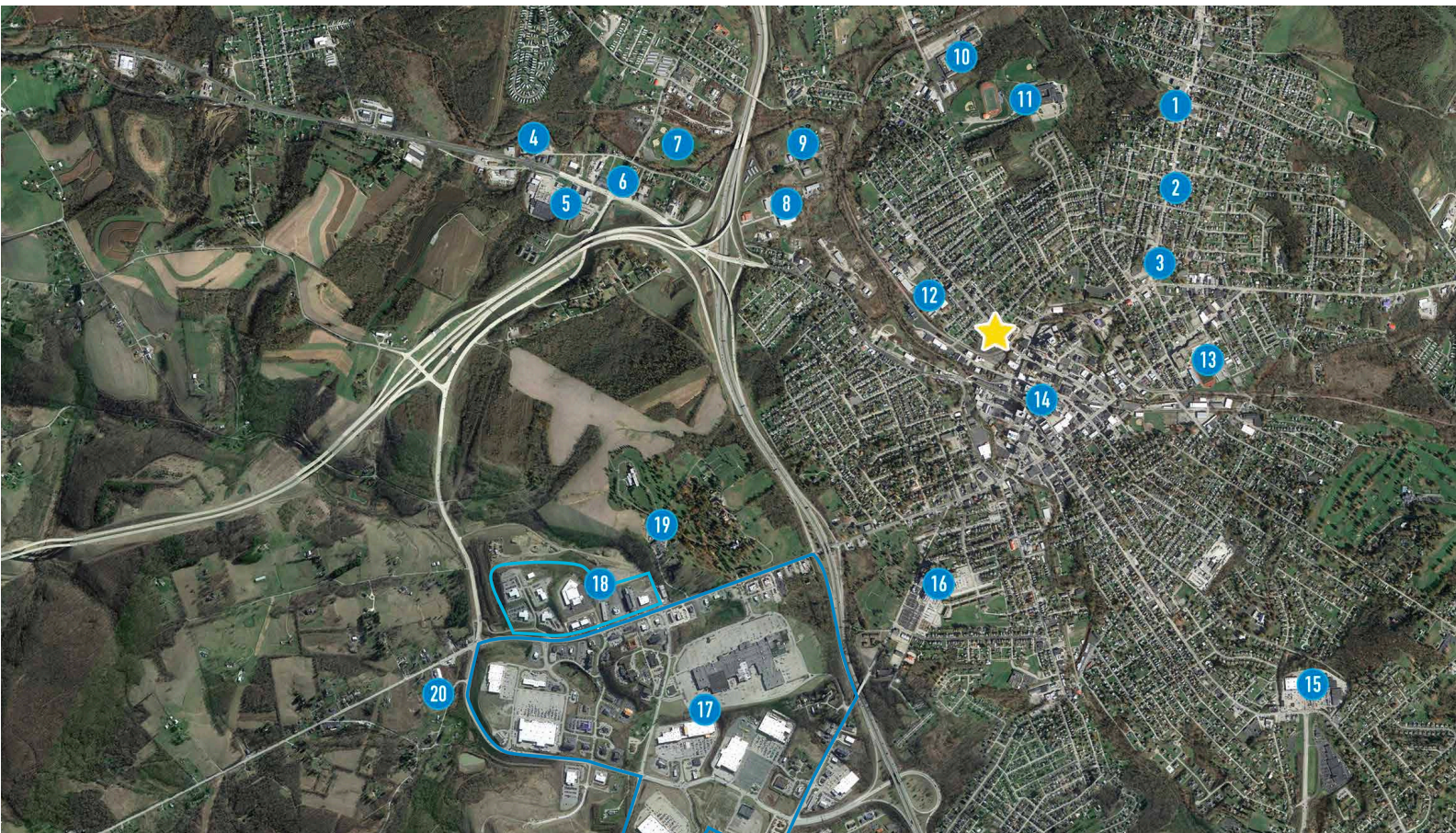
Distance to nearby cities: Uniontown, PA - 3 miles, Morgantown, WV - 28 miles, Washington, PA - 38 miles, Pittsburgh, PA - 43 miles, Fairmont, WV - 43 miles, Bridgeport, WV - 60 miles, Charleston, WV - 182 miles.

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GOOGLE AERIAL



The aerial photo above highlights several of the most popular surrounding locations. The subject property, 65 N Gallatin Ave has been referenced with a yellow star.

- ① Lafayette School
- ② Dollar General
- ③ Goodwill Workforce Development Center
- ④ Pizza Hut
- ⑤ Fayette Plaza: Giant Eagle, Ollie's Bargain Outlet, Planet Fitness, Dollar General, Subway, GetGo Gas Station, Social Security Administration
- ⑥ Sheetz
- ⑦ Uniontown Ballfield
- ⑧ 84 Lumber
- ⑨ Uniontown Joint Sewage Authority
- ⑩ Sensus
- ⑪ Laurel Highlands High School
- ⑫ Koval Building Supply
- ⑬ Uniontown Area High School
- ⑭ Uniontown
- ⑮ Tractor Supply Co, Rite Aid, Subway, McDonald's
- ⑯ Uniontown Hospital
- ⑰ Uniontown Mall, Lowes, Walmart Supercenter, Dollar General, Staples, The Home Depot, TJ Maxx, Widewater Commons, Fine Wine and Good Spirits, Hobby Lobby, Dick's Sporting Goods Hilton Garden Inn, IHOP, Applebee's, Comfort Suites, Arby's Dairy Queen, Aspen Dental, Goodwill, Olive Garden
- ⑱ Starbucks, Aldi, Texas Roadhouse, Primanti Bros
- ⑲ Mt Macrina Manor
- ⑳ All Around Fence Company

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,844

Total
Population



1,503

Businesses



32,322

Daytime
Population



\$172,398

Median Home
Value



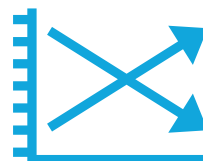
\$35,277

Per Capita
Income



\$59,893

Median Household
Income



-0.5%

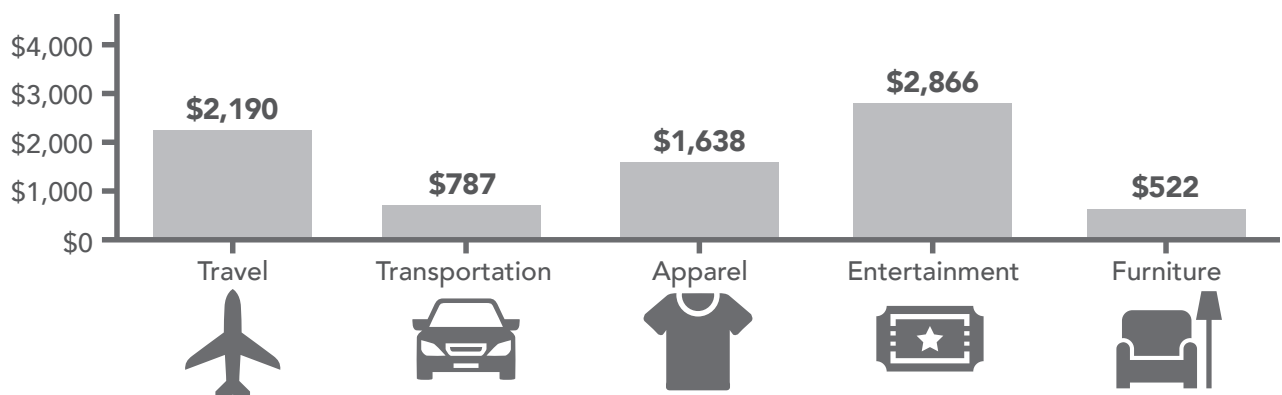
2026-2031
Pop Growth Rate



14,208

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2026, 2031. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,444

Total
Population



1,729

Businesses



39,228

Daytime
Population



\$180,049

Median Home
Value



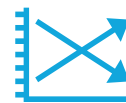
\$35,546

Per Capita
Income



\$61,418

Median
Household
Income



-0.5%

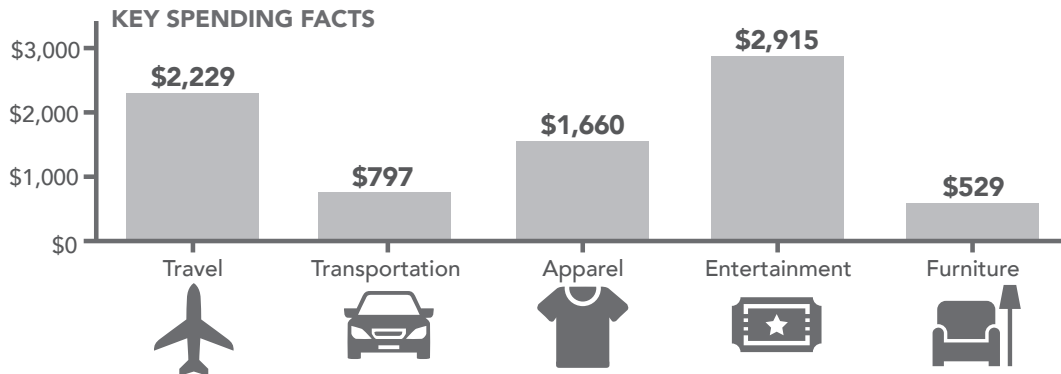
2026-2031
Pop Growth
Rate



17,881

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



67,562

Total
Population



2,500

Businesses



63,007

Daytime
Population



\$178,702

Median Home
Value



\$35,139

Per Capita
Income



\$63,063

Median
Household
Income



-0.5%

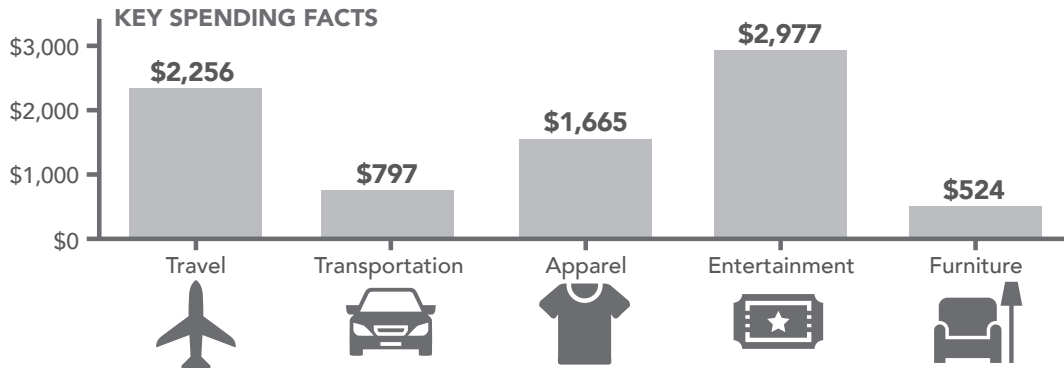
2026-2031
Pop Growth
Rate



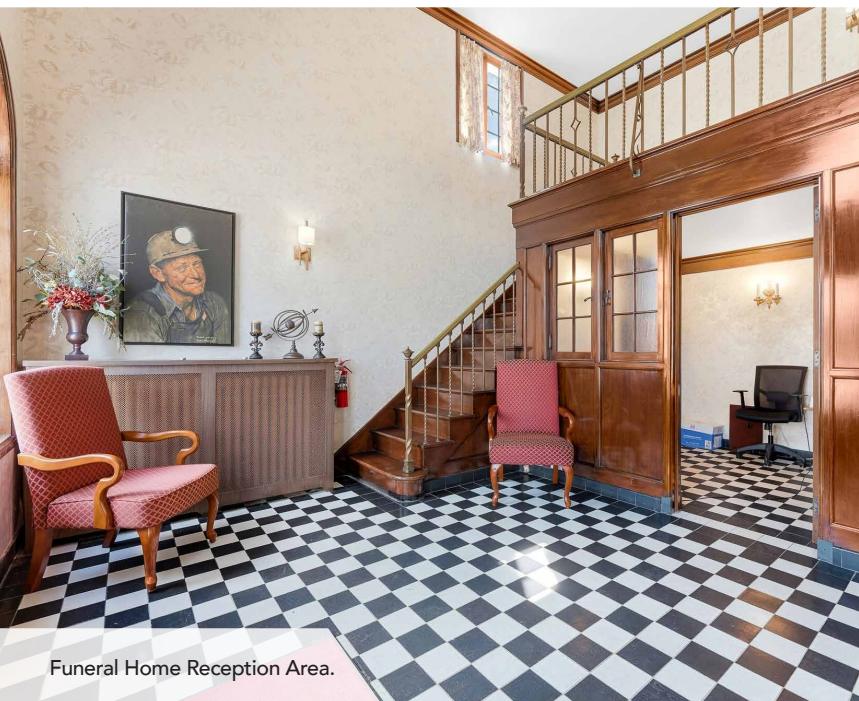
33,739

Housing Units
(2020)

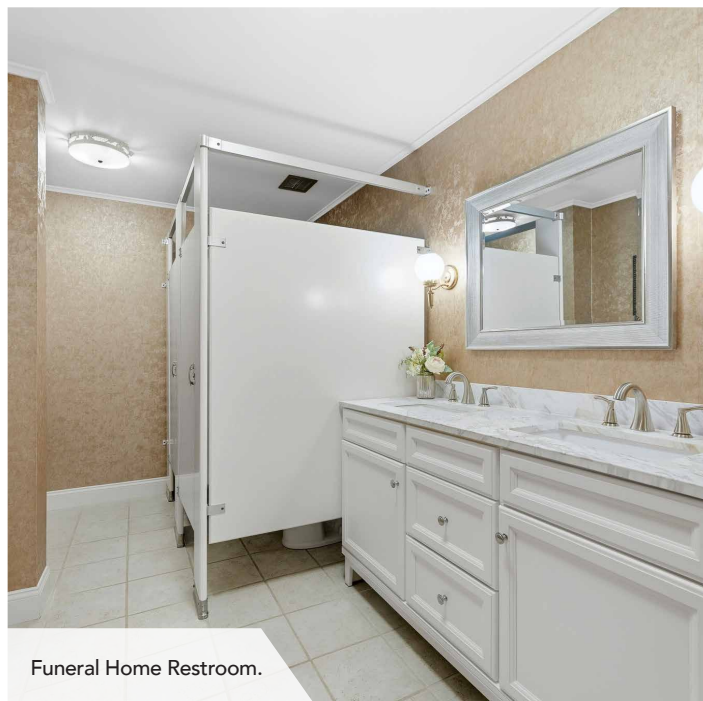
KEY SPENDING FACTS



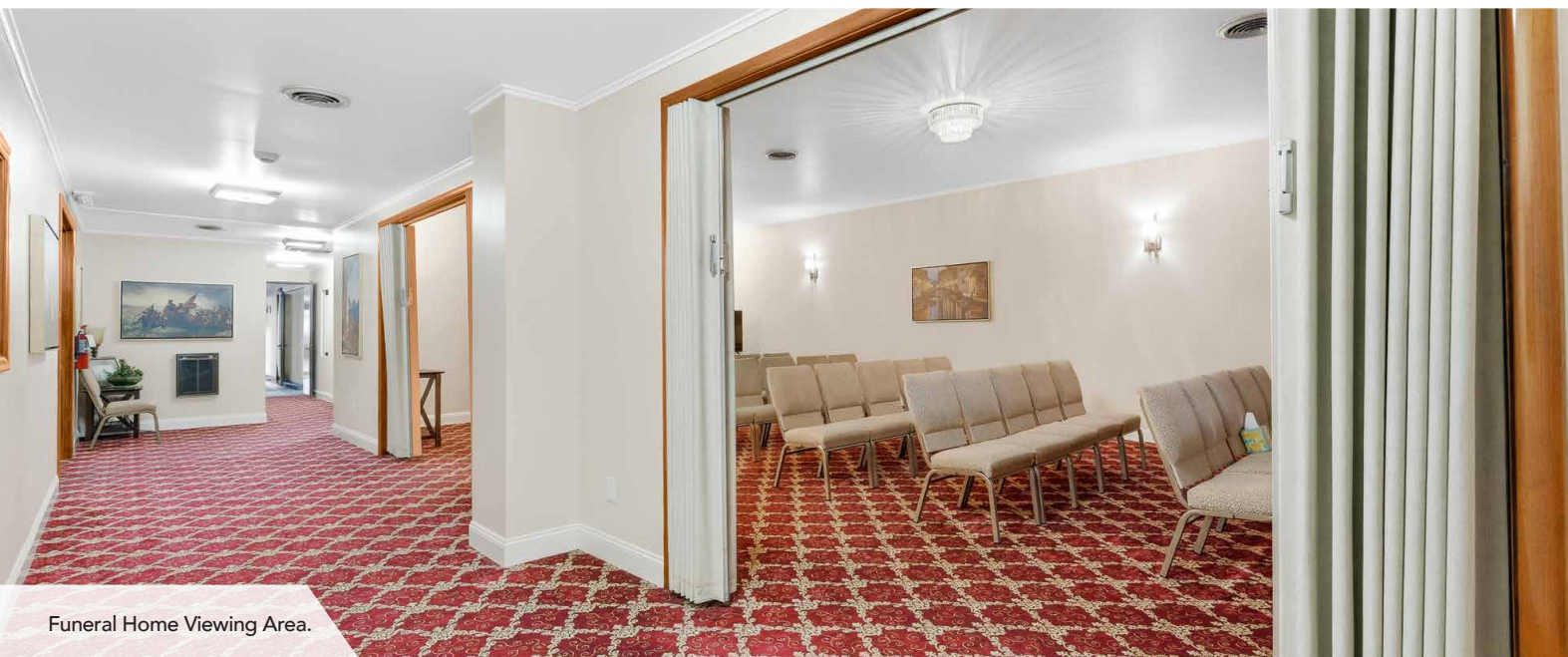
INTERIOR PHOTOS



Funeral Home Reception Area.



Funeral Home Restroom.

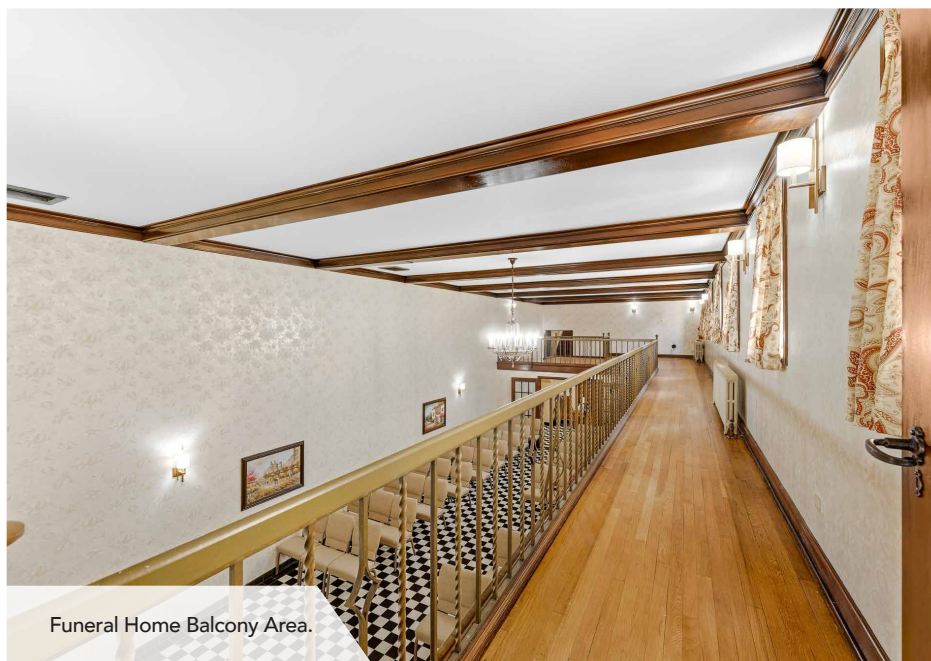


Funeral Home Viewing Area.

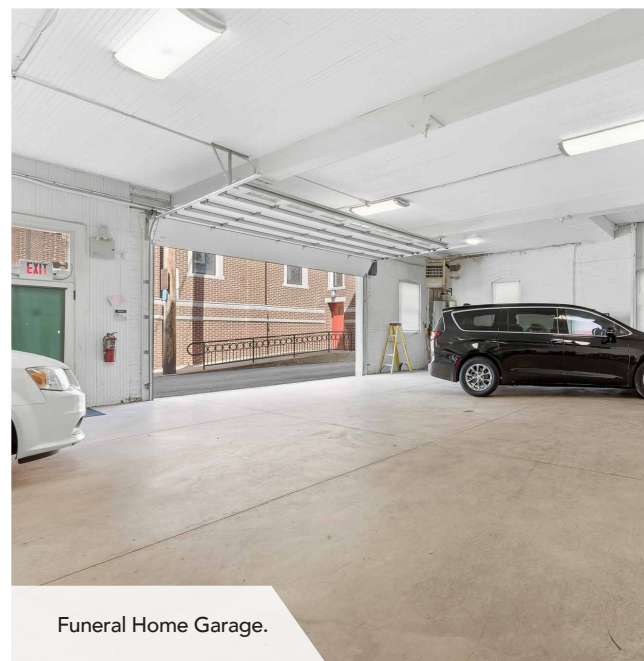
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Funeral Home Viewing Area.



Funeral Home Balcony Area.

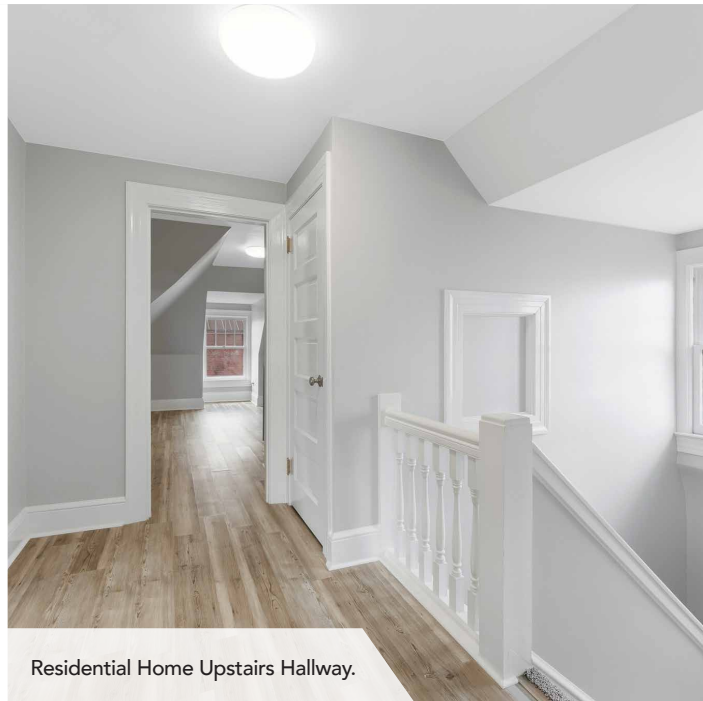


Funeral Home Garage.

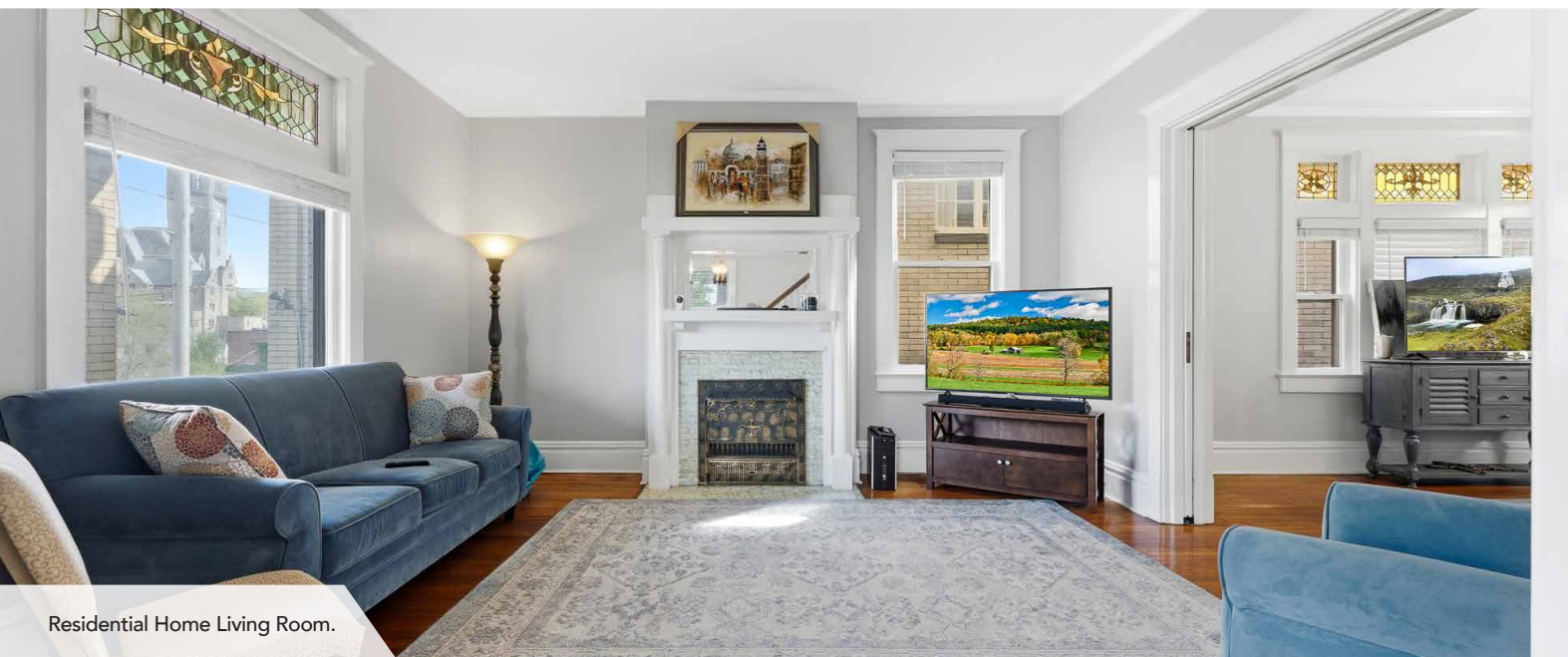
INTERIOR PHOTOS



Residential Home Entryway.

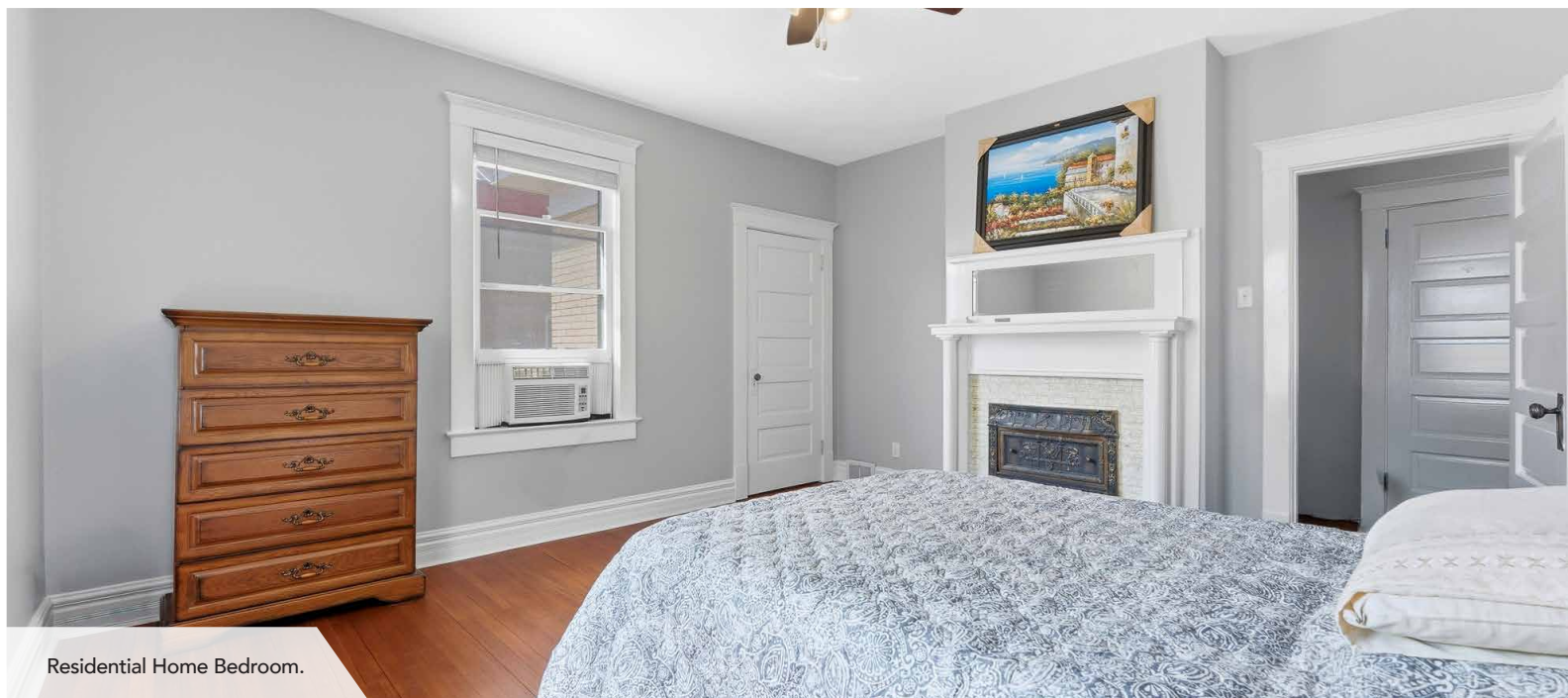


Residential Home Upstairs Hallway.

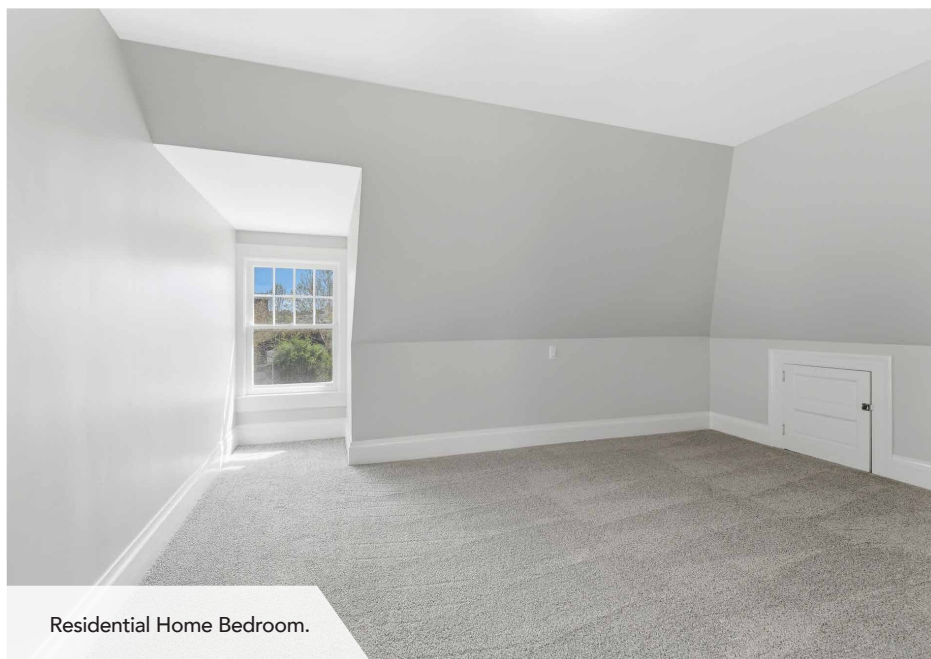


Residential Home Living Room.

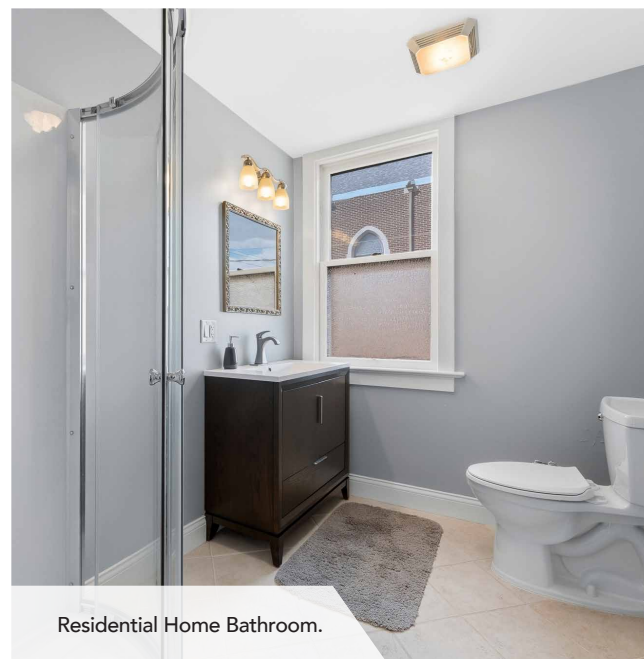
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Residential Home Bedroom.

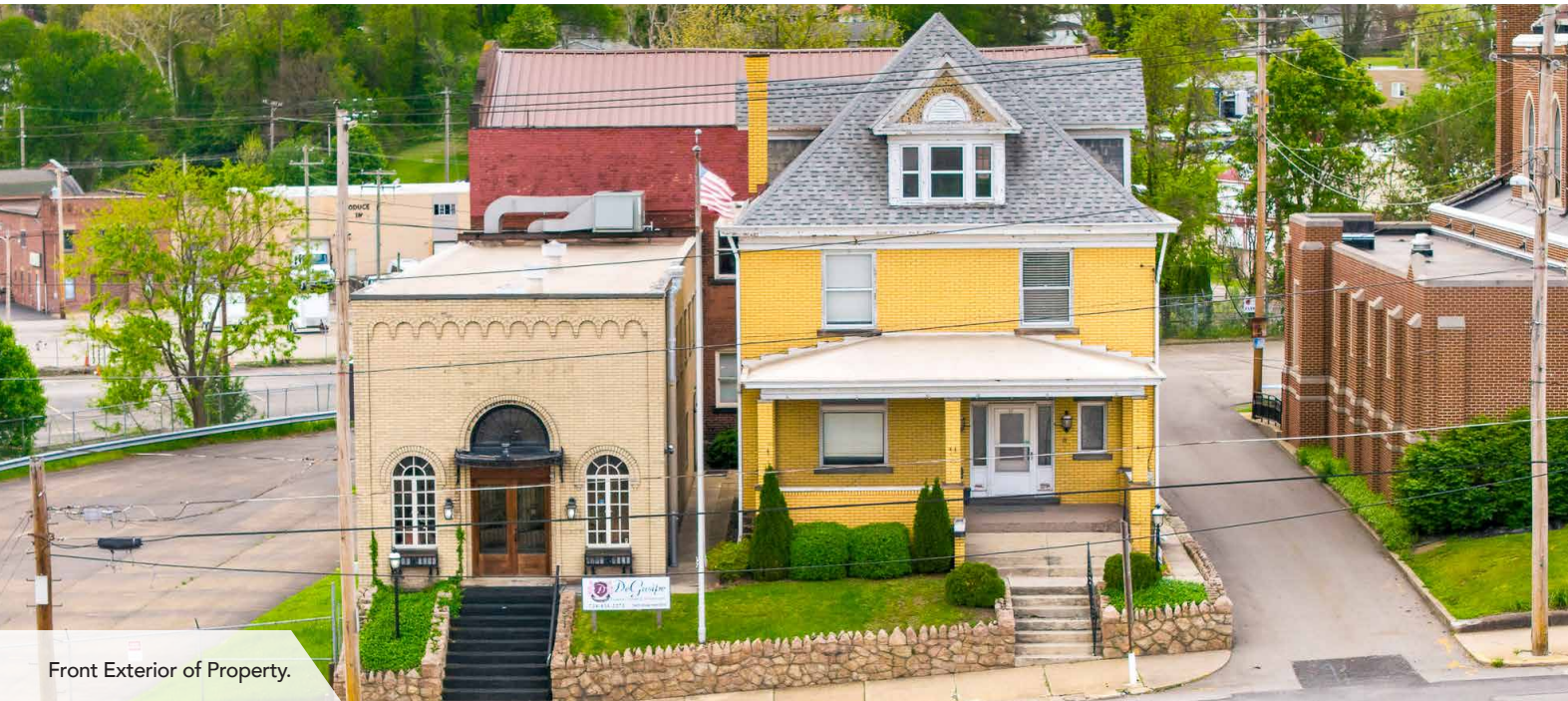


Residential Home Bedroom.

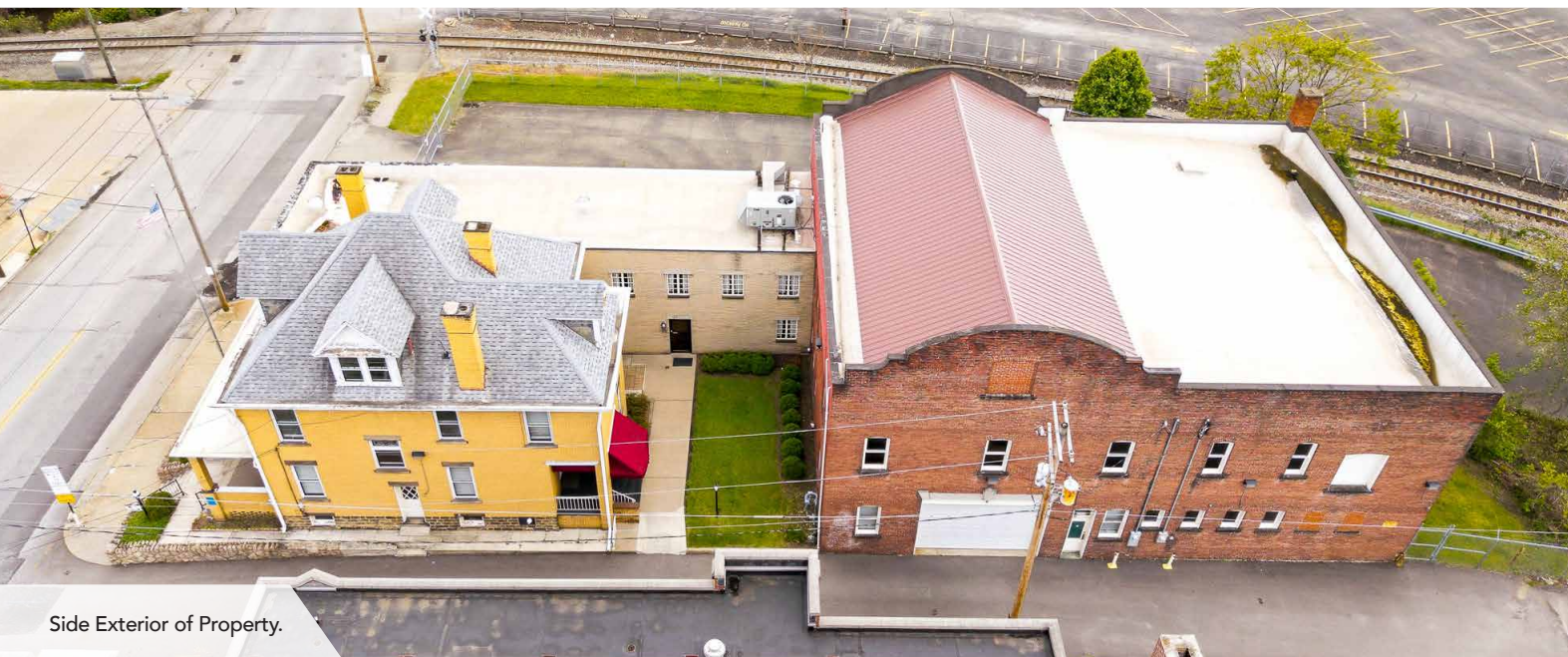


Residential Home Bathroom.

EXTERIOR / AERIAL PHOTOS



Front Exterior of Property.



Side Exterior of Property.

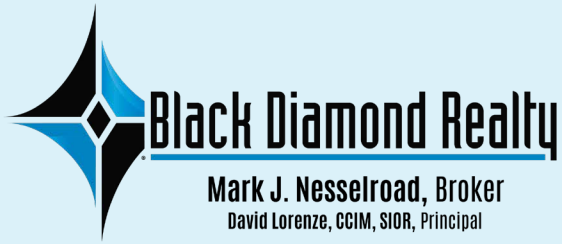
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Aerial View Facing South.



CONTACT

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