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## Jefferson Elementary School; Warren, PA

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### Description ([revised](#))

#### Item Specifics - Commercial Real Estate

Type:	<b>Former Elementary School</b>	Sq Footage (Sq. ft.):	<b>28470.00</b>
Property Address:	<b>Jefferson St. and Conewango Ave.</b>	Year Built:	<b>1953</b>
City:	<b>Warren</b>	Lot Size (acres):	<b>1.03</b>
State/Province:	<b>Pennsylvania</b>	Availability:	<b>For Sale</b>
Zip/Postal Code:	<b>16365</b>		

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# Jefferson Elementary

# School

Warren County School District

Warren, Pennsylvania

<http://www.wcsdpa.org>

## Property Facts

**Property Location:** Corner of Jefferson Street and Conewango Avenue, City of Warren, Warren County, Pennsylvania. (Conewango Avenue is a moderately traveled street that extends from the Allegheny River northward through the City of Warren into Conewango Township. Jefferson Street is a city maintained street that extends eastward through residential areas of the City of Warren.)

**Owner of Record:** Warren County School District

**Tax Parcel:** WN-584-4482

**Zoning:** R-2, Residential Medium Density

**Site Size:** 1.03 acres

**Appraised Value of Property:** \$200,000.00

**Utilities:** The property is connected to all municipal utilities including public sewers, water, electricity, gas and telephone.

**Additional Site Information:** Site includes concrete walkways and landscaped areas along Conewango Avenue and Jefferson Street. There is a paved parking lot in the rear of the building.

## Building Description

**Building Age:** Original structure built in 1953.

**Building Area:** 28,470 square feet on two floors.

**Floor Plan:** Elementary school. First floor houses classrooms, a multi-purpose room, the principal/administration office, two main restrooms, two powder rooms, and a faculty room. There is a small food preparation area serving the multi-purpose room. The second floor is all classrooms plus a library and has both a boys' and girls' restroom.

**Floors:** Flooring throughout the building is tile. Carpeting exists in the office area and ceramic tile flooring in the restrooms.

**Walls:** The exterior walls are brick. The interior walls are plaster and tile block.

**Ceilings:** The ceilings throughout are a combination of plaster and acoustic tile.

**Roof:** The flat roof is covered with rubber membrane or built up roofing.

**Fenestration:** The entryways are all of commercial grade with metal framing and plate glass. The windows are metal framed with single pane glass.

**HVAC:** This building is heated by steam newer gas-fired boilers. The building is not air conditioned.

**Plumbing:** This building is served by four large restrooms and two powder rooms. Plumbing lines are copper. Building is serviced by a 30-gallon gas hot water heater. Water lines and drains have been extended to a small food preparation area just off the multi-purpose room.

**Electric:** Building is served by a 400 amp entry service and an emergency generator system, fueled by natural gas, for emergency purposes.

**Basement:** A partial basement contains approximately 2,200 square feet. This area has concrete block and poured concrete walls with concrete flooring. Area houses two boilers.

## County Description

The subject property is located in Warren County, which is in extreme northwestern Pennsylvania. Warren County is bordered by the State of New York, to the north; Erie and Crawford Counties, to the west; Venango and Forest Counties, to the south; and McKean County to the east.

Warren County has a large land area of almost 900 square miles, but has a small population. According to the 1990 Census, the population was 45,049 people. The population in 2000, according to the Census, was 43,863 people indicating a very slight decline. This is a very low density with the largest population located in the Warren area, which is approximately either miles east of Youngsville. Statistics indicate that within one mile of the downtown Warren area, there are 7,275 people; within three miles, there are 16,090 people; within five miles, there are 19,392 people. Over 50% of the population in Warren County lives within ten miles of the Warren area.

The economic base of Warren County is closely tied to both industry and recreation. Outdoor recreation is a major asset in Warren County. There are more than 500,000 acres within the Allegheny National Forest, and thousands of acres of Pennsylvania State Game lands. The county offers some of the finest outdoor recreation in the state and possibly the country. Within Warren County is the Kinzua Dam, which creates the Allegheny Reservoir, which is an expansive lake offering recreation for boaters and fishermen. The Allegheny Reservoir extends northward through Warren and McKean Counties and into New York State.

In addition to attracting outdoorsmen and sightseers, there are larger employers within the county. The main employers are: Blair Corporation, Warren County School District, Whirley Industries, Sylvania, Warren General Hospital, United Refining, Osram-Sylvania, and Warren State Hospital (including the leased office space at the hospital). In addition a new shopping complex, Warren Commons, is slated to open in spring 2007 with major retailers and anchored by Wal-Mart and Lowe's.

Warren County has maintained a fairly strong employment base. When Warren County is compared to the surrounding counties, it has had the lowest rate of unemployment at times, and never the highest. This is an indication of a stable workforce and of stable employment opportunity.

<i>UNEMPLOYMENT RATE CHART</i>							
	3/05	12/04	12/03	12/02	12/01	12/00	12/99

<b>Warren</b>	<b>5.8</b>	<b>6.9</b>	<b>5.2</b>	<b>5.9</b>	<b>4.6</b>	<b>3.7</b>	<b>3.5</b>
Erie	6.5	6.6	5.9	7.0	6.0	4.6	4.3
Crawford	6.8	6.9	5.8	7.1	7.3	5.4	5.0
McKean	5.9	7.5	5.3	6.2	5.6	5.0	4.5
Mercer	7.3	5.9	4.4	4.8	4.6	4.7	4.2
Venango	6.4	6.3	5.6	6.1	4.6	5.7	4.9

Source: PA Department of Labor and Industry

Warren County is served by rail by the Allegheny Railroad Service, between Erie and Emporium, Pennsylvania. There are also numerous trucking and motor freight companies that provide access and service to Warren County.

Warren County is also served by regional banks, and is the home of Northwest Savings, which is now a statewide banking institution. Housing is moderately priced and 78.2% is owner-occupied. The average price of a price of a residential home in Warren County is approximately \$50,000. There are also several seasonal homes for hunting and other recreational uses.

Access to Warren County is mostly by way of two-lane, state maintained highways. Warren is served by State Route 6 which is an east-west corridor across the northern tier of Pennsylvania; State Route 59 which provides access to McKean and Bradford counties; and State Route 62, which provides access to Venango County, including Oil City, and northward to Jamestown, NY. Jamestown is a large city located approximately 25 miles north of Warren. In Jamestown, one finds Chautauqua Lake, with the Chautauqua Institute. The Chautauqua Institute is world known for its extensive education and recreational facilities as well as cultivation of classical music offerings.

Warren County, and the immediate Warren area, is served by numerous utilities, including gas companies, the Pennsylvania Electric Company, Bell Telephone, the Warren Electric Co-op, and the Warren Area Water and Sewer Authority.

Warren County is a mostly rural area with a fairly stable population that should not be impacted by any major commercial, industrial, or residential development. The area has an established school system, and the population also has access to educational opportunities at Chautauqua Institute, a satellite campus of Jamestown Community College and a satellite campus of University of Pittsburgh. Through the Higher Education Council of Warren and Forest Counties residents also have access to classes administered by Gannon University and Edinboro University.

*For more information on Warren County please visit the following links:*

Official site of Warren County (<http://www.warren-county.net/>)

Chamber of Business and Industry (<http://www.warrenpachamber.com/>)

City of Warren (<http://www.cityofwarrenpa.org/index.html>)

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