

FOR SALE

CARNEGIE OFFICE BUILDING

108 ROSSLYN RD, CARNEGIE, PA 15106



PROPERTY HIGHLIGHTS

- 7,200 SF Office/Flex Building on 0.27 acres total
- Approximately 3,400 SF on each floor
- First Floor: 5-year tenant in place
- Second Floor: Available for lease
- 20'x20' Garage addition on first floor
- Approx. 10'-12' Ceiling height
- Multiple private offices & conference rooms
- Two (2) kitchenettes & Six (6) restrooms total
- Ample parking
- Excellent signage opportunity
- Building security system in place

OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	0.27 Acres
Building Size:	7,200 SF



Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

412.391.3500

gsies@penncom.com

Pennsylvania Commercial Real Estate, Inc. | www.penncom.com | 910 Sheraton Drive, Suite 340, Mars, PA 16046 | 412.391.3500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.

FOR SALE

OFFICE/FLEX BUILDING

108 ROSSLYN RD, CARNEGIE, PA 15106

FIRST FLOOR:

- 3,400 SF Office space + 400 SF Garage
- Original use was a machine shop; can be converted back
- Fluorescent lighting
- 2 restrooms
- Conference room
- Updated office space
- Kitchenette
- 20'x20' Garage addition with 8'x9.5' drive-in door
- Heat and air in garage
- Water access and drain in garage
- 5-year tenant in place; Lease expires October 31, 2030

SECOND FLOOR:

- 3,400 SF Office space
- Multiple private offices
- Conference Room
- Kitchenette
- 4 restrooms (1 full bath)
- Separate, secure entrance for second floor tenant
- Fully-furnished
- Vacant
- Available For Lease: \$11.95/SF/yr NNN



PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

412.391.3500

gsies@penncom.com

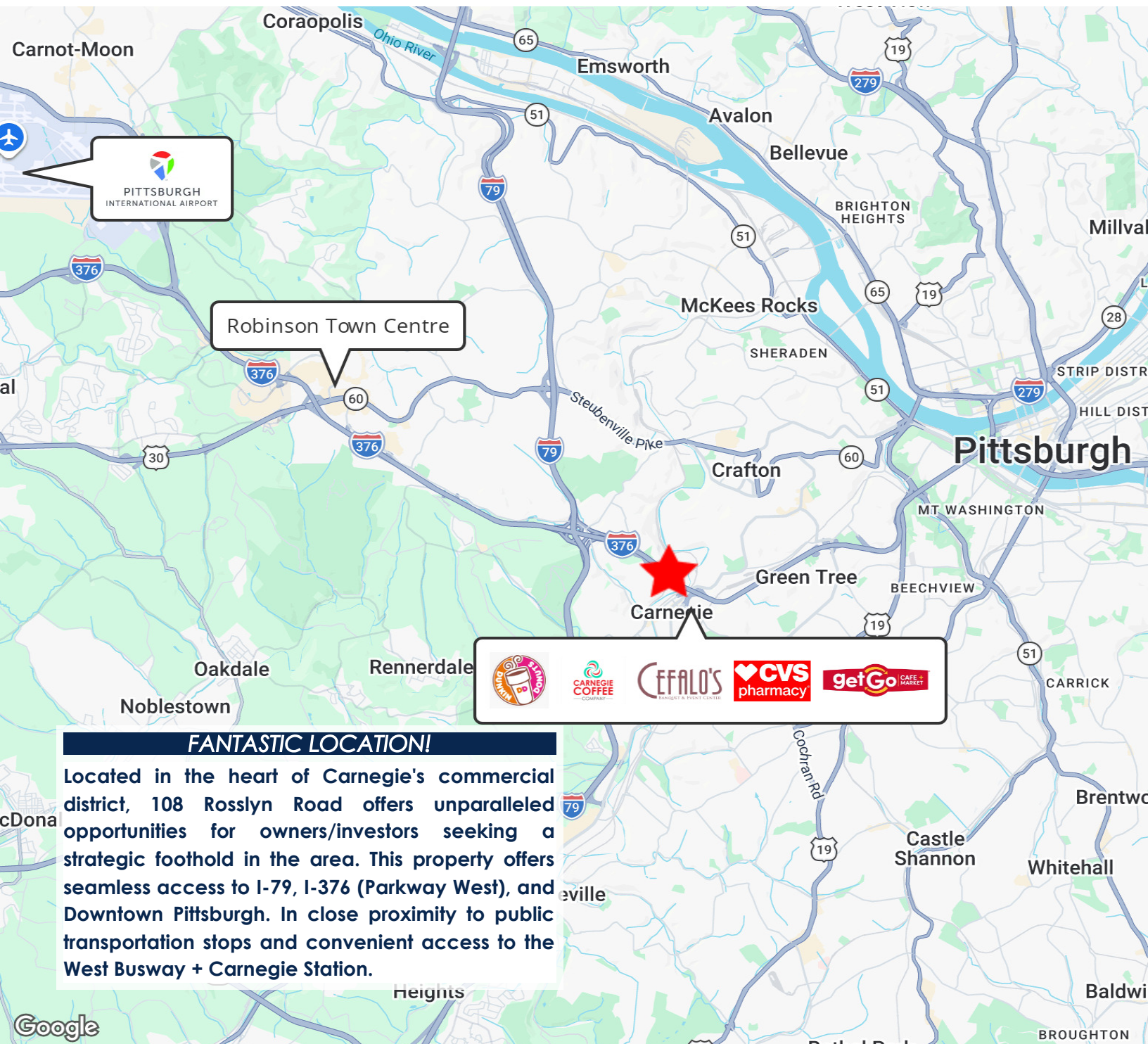
Pennsylvania Commercial Real Estate, Inc. | www.penncom.com | 910 Sheraton Drive, Suite 340, Mars, PA 16046 | 412.391.3500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.

FOR SALE

OFFICE/FLEX BUILDING

108 ROSSLYN RD, CARNEGIE, PA 15106



FANTASTIC LOCATION!

Located in the heart of Carnegie's commercial district, 108 Rosslyn Road offers unparalleled opportunities for owners/investors seeking a strategic foothold in the area. This property offers seamless access to I-79, I-376 (Parkway West), and Downtown Pittsburgh. In close proximity to public transportation stops and convenient access to the West Busway + Carnegie Station.



PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

412.391.3500

gsies@penncom.com

Pennsylvania Commercial Real Estate, Inc. | www.penncom.com | 910 Sheraton Drive, Suite 340, Mars, PA 16046 | 412.391.3500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.