



FORMER SENIOR LIVING FACILITY

123 HAMILTON AVE, TURTLE CREEK, PA 15145



THE DANIEL PERICH GROUP
COMMERCIAL REAL ESTATE

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Property Description

The Daniel Perich Group is offering for sale this former senior care facility in Turtle Creek, Pennsylvania. Renovated in 2022, the property is configured with 42 resident rooms, 30 full bathrooms, and 8 half baths, providing a functional layout for a variety of healthcare, residential, or institutional uses.

The building is fully ADA accessible and includes an elevator for convenient access between floors. The recent renovation enhances the property's usability for an owner-operator or investor.

Turtle Creek is positioned in the eastern suburbs of Pittsburgh with direct access to the Parkway East (I-376), providing quick connectivity to downtown Pittsburgh, UPMC hospitals, and regional employment centers. The surrounding area is densely populated and supported by public transit, making it well-suited for residential, healthcare, or institutional use.

Located in Allegheny County just outside of Pittsburgh, Turtle Creek offers convenient access to major roadways, public transportation, and surrounding medical and residential communities, making this an ideal location for continued senior housing, behavioral health, recovery housing, medical office conversion, or other adaptive reuse.

PRICE

\$1,500,000

Location Information

Street Address	123 Hamilton Ave
City, State Zip	Turtle Creek, PA 15145
Township	Turtle Creek Borough
County	Allegheny
Signal Intersection	No
Cross Street	Kenyon St
Nearest Highway	Route 30

Property Information

Property Type	Senior Living
Zoning	R-1
Lot Size	1.21 acres
APN	0455-C-00046-0000-00
Water	Public
Sewer	Public
# of Parking Spaces	11

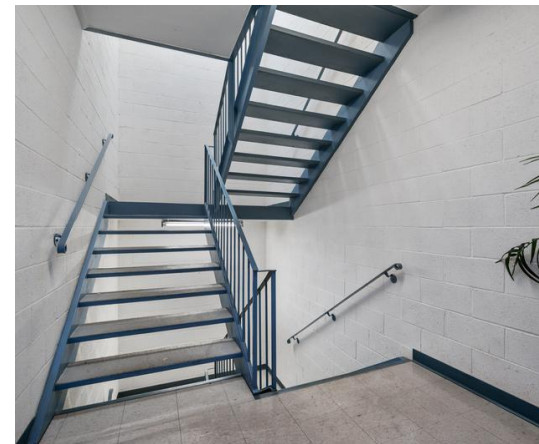
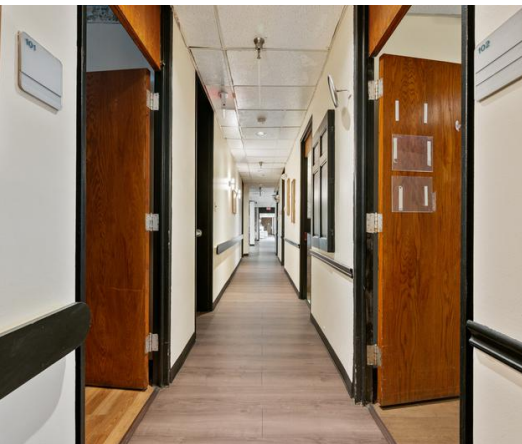
Building Information

Building Size	21,500 SF
# of Floors	3
Free Standing	Yes
# of Buildings	1
Utilities	Gas heat, central AC

Investment Information

Tenancy	Multiple
Occupancy %	0%
# of Units	42 rooms

Exterior Photos

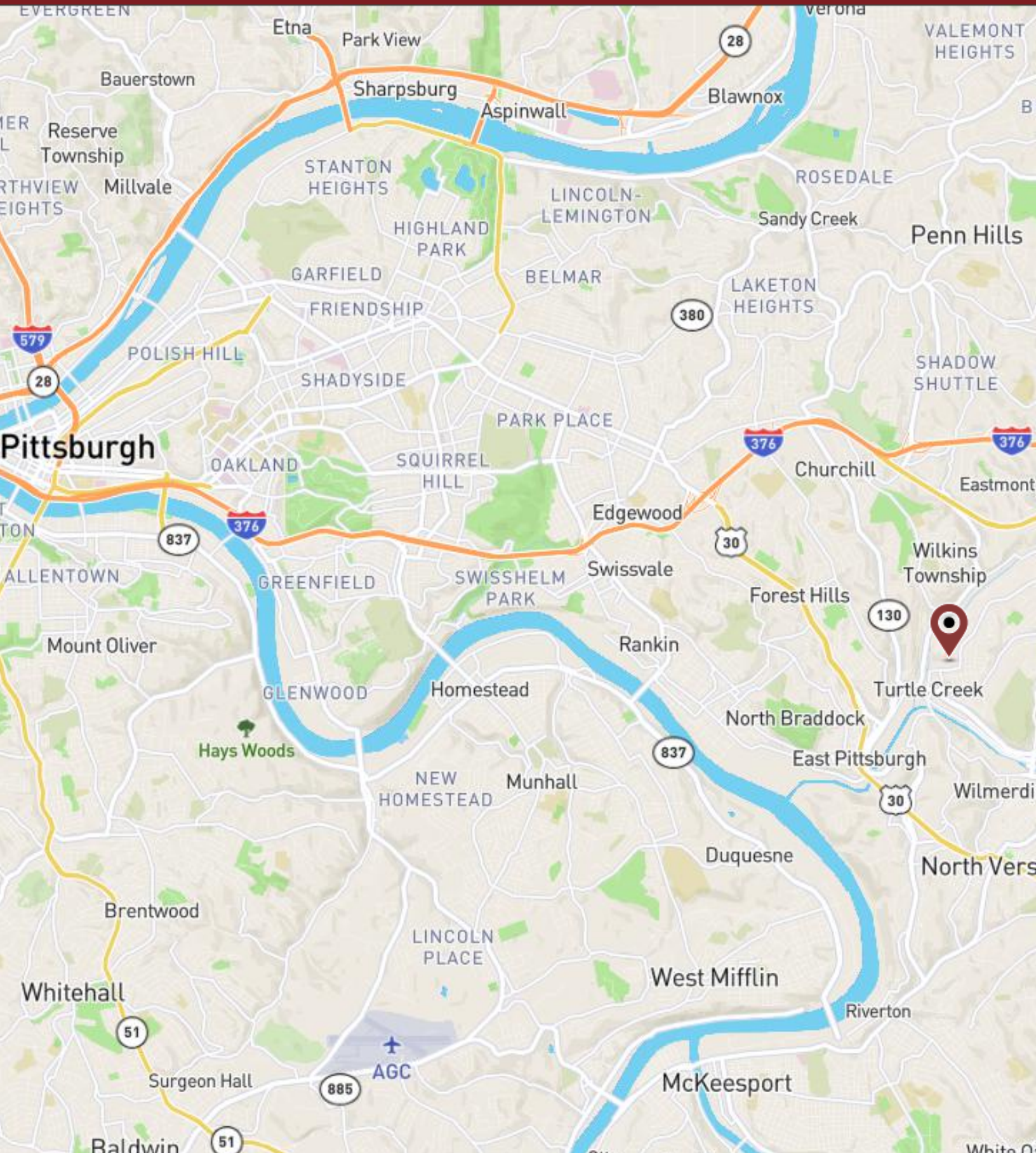


Interior Photos





Location Map



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**FOR MORE INFORMATION
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