

PRIME COMMERCIAL / MEDICAL SPACE

1025 Jefferson Avenue

FOR SALE OR LEASE

Washington, PA 15301



www.massaroproperties.com
412 - 490 - 1710

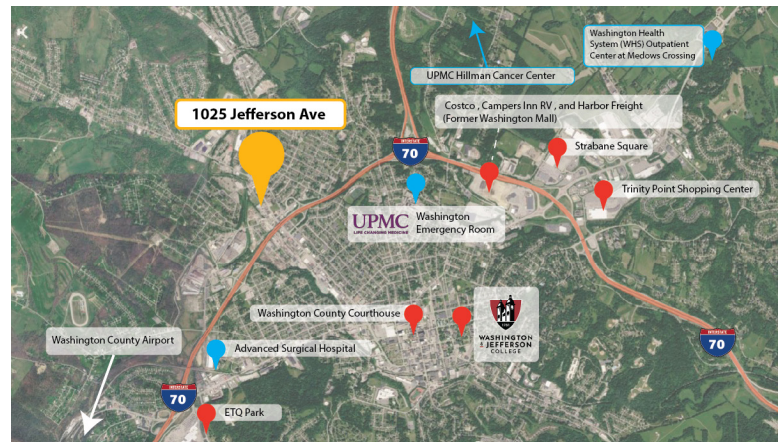


PROPERTY HIGHLIGHTS

- Daily Traffic Count: 17,000+ Vehicles/Day (PennDOT reported)
- Immediately Available: 100% vacant & move-in ready
- Constructed in 2004 and meticulously maintained
- Accessibility: 100% ADA Handicap Accessible—Ground Level entrance and off-street parking
- Flexible Footprint with multiple possible multi-tenant layouts
- Available for Sale or for Lease (NNN)

Located directly on the Jefferson Ave corridor (just off the I-70 / I-79 interchange), this high-exposure Property offers accessibility to your customers and clients as well as an unmatched marketing opportunity. The Property is well-positioned within Washington County, less than 30 miles from both downtown Pittsburgh and Wheeling, WV and less than 45 miles from the PA Turnpike (I-76).

Built in 2004, the current fit-out is medical office and retail banking, but can be easily adapted to many commercial uses, offering the opportunity and flexibility for up to three separate tenant spaces, with individual entrances. Open to investors or owner-users, 1025 Jefferson Avenue will position your medical practice, business, or retail showroom for immediate success.



TOURS AVAILABLE

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