

**SALE OR LEASE | OFFERING MEMORANDUM**

# 4,355 SF Office Building on 0.77 AC | Allison Park

**3996 MOUNT ROYAL BLVD**

Allison Park, PA 15101

**PRESENTED BY:**

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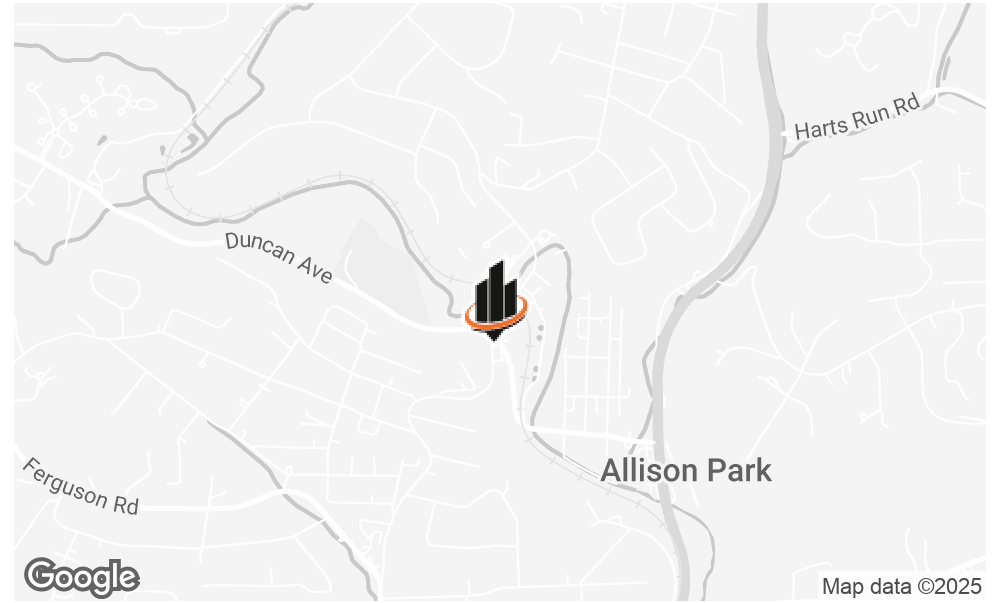
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PA #RS369179

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$625,000
<b>LEASE RATE:</b>	\$6,500.00 per month (Full Service)
<b>BUILDING SIZE:</b>	4,355 SF
<b>AVAILABLE SF:</b>	4,355 SF
<b>LOT SIZE:</b>	0.77 Acres
<b>PRICE / SF:</b>	\$143.51
<b>RENOVATED:</b>	2014-2015

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this well maintained, two-story commercial office building in Allison Park. This 4,355-square-foot building, situated on a 0.77-acre lot, was renovated in 2014-2015. It features a professional brick and frame exterior and offers convenient dual access from Duncan Avenue and Mount Royal Boulevard. With separate entrances for each level, the building is functionally divisible, allowing for potential multi-tenant occupancy.

## PROPERTY HIGHLIGHTS

- 4,355 SF total (2,559 SF on the main floor, 1,796 SF on the lower level)
- Renovated in 2014/2015
- Separate grade-level entrances for both the main and lower floors
- Main floor features an 8-seat conference room, a full kitchen, storage, and two restrooms
- Lower level features a large open area, an open-plan workstation, a kitchenette, and a bathroom
- Wired with CAT 6 to all offices and the reception area
- 25 on-site spaces and dual entrances to the lot
- Each level can function as a separate unit, each having its own entrance, kitchen/kitchenette, and restrooms

**UPPER LEVEL**

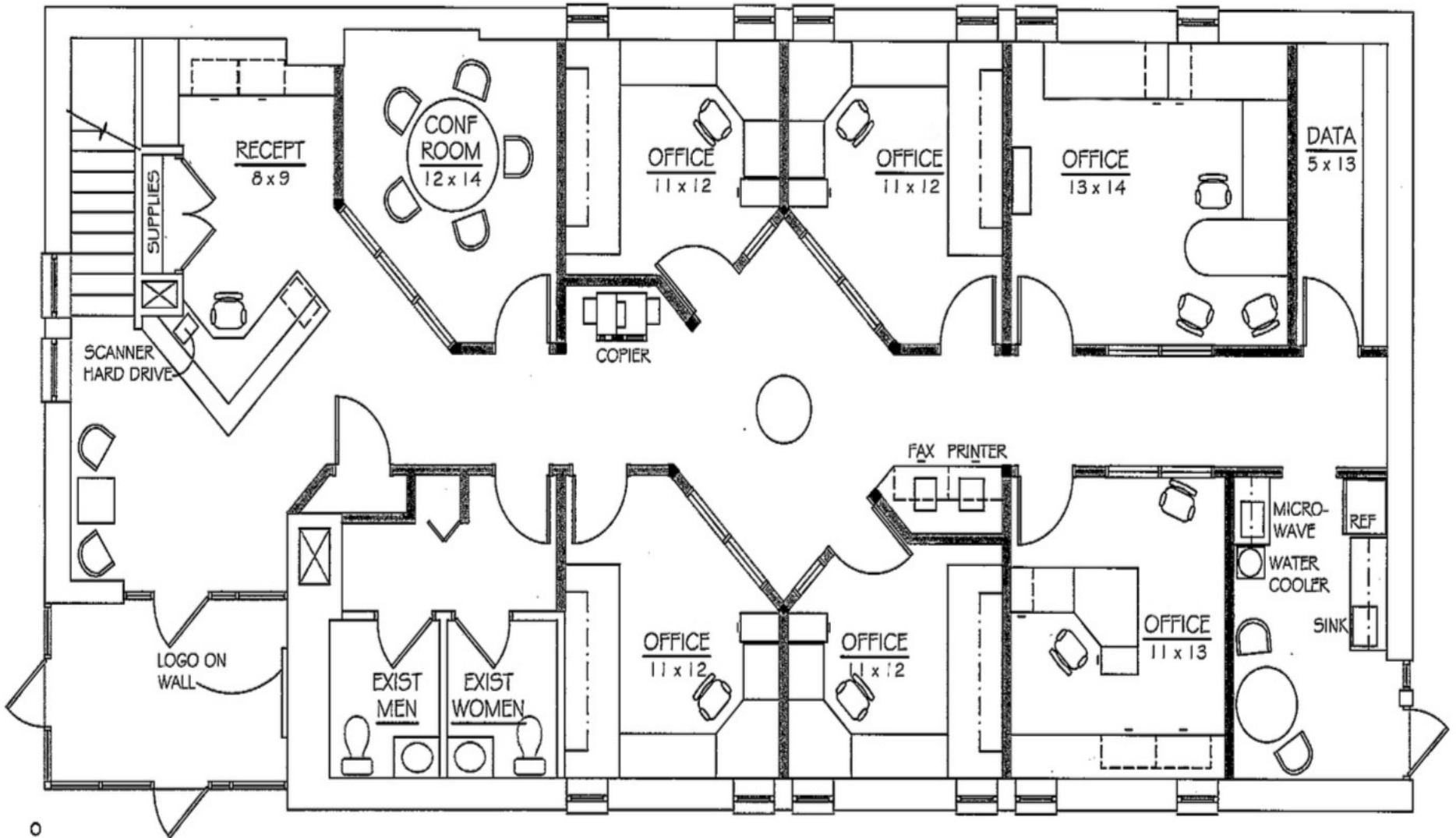


# LOWER LEVEL

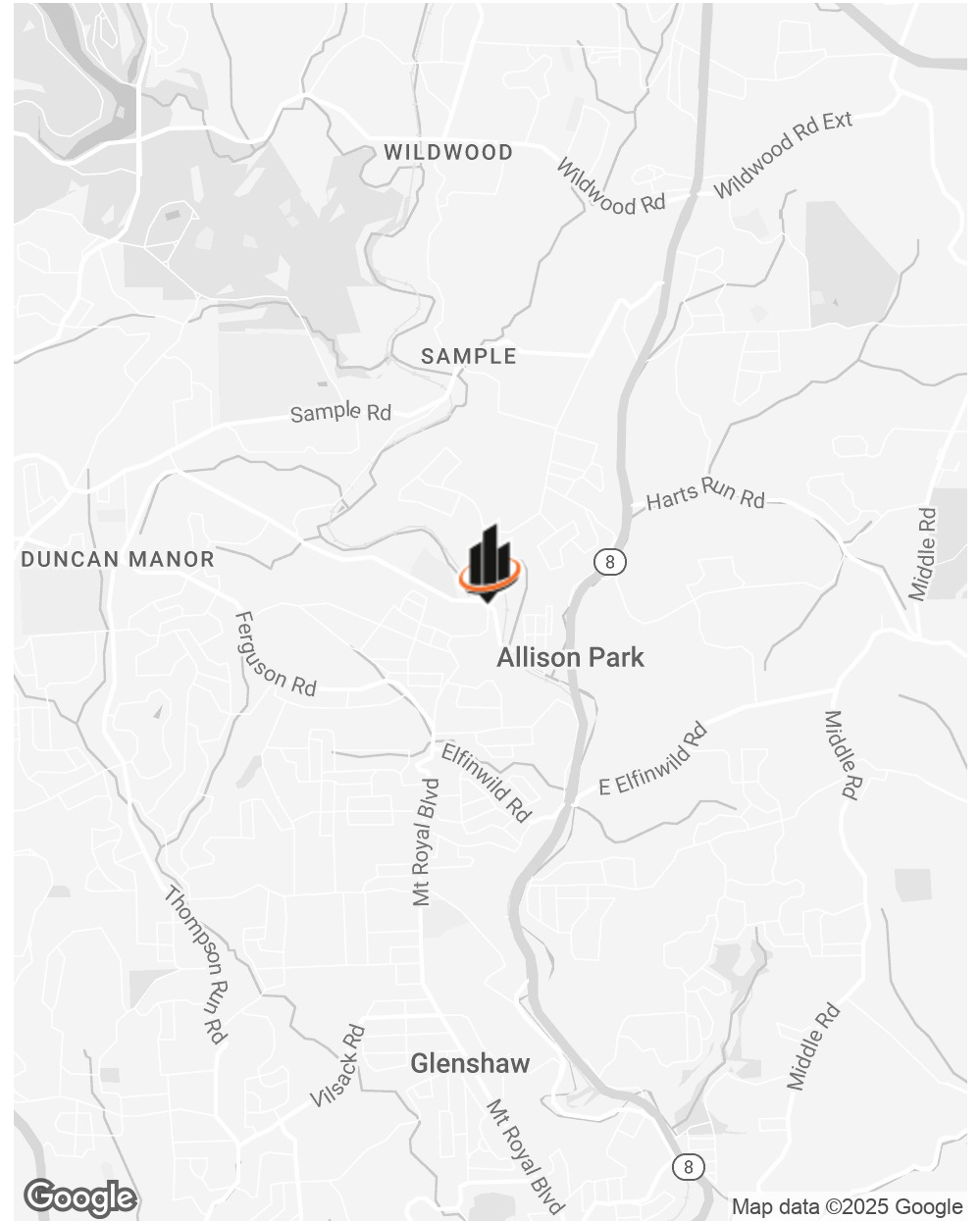
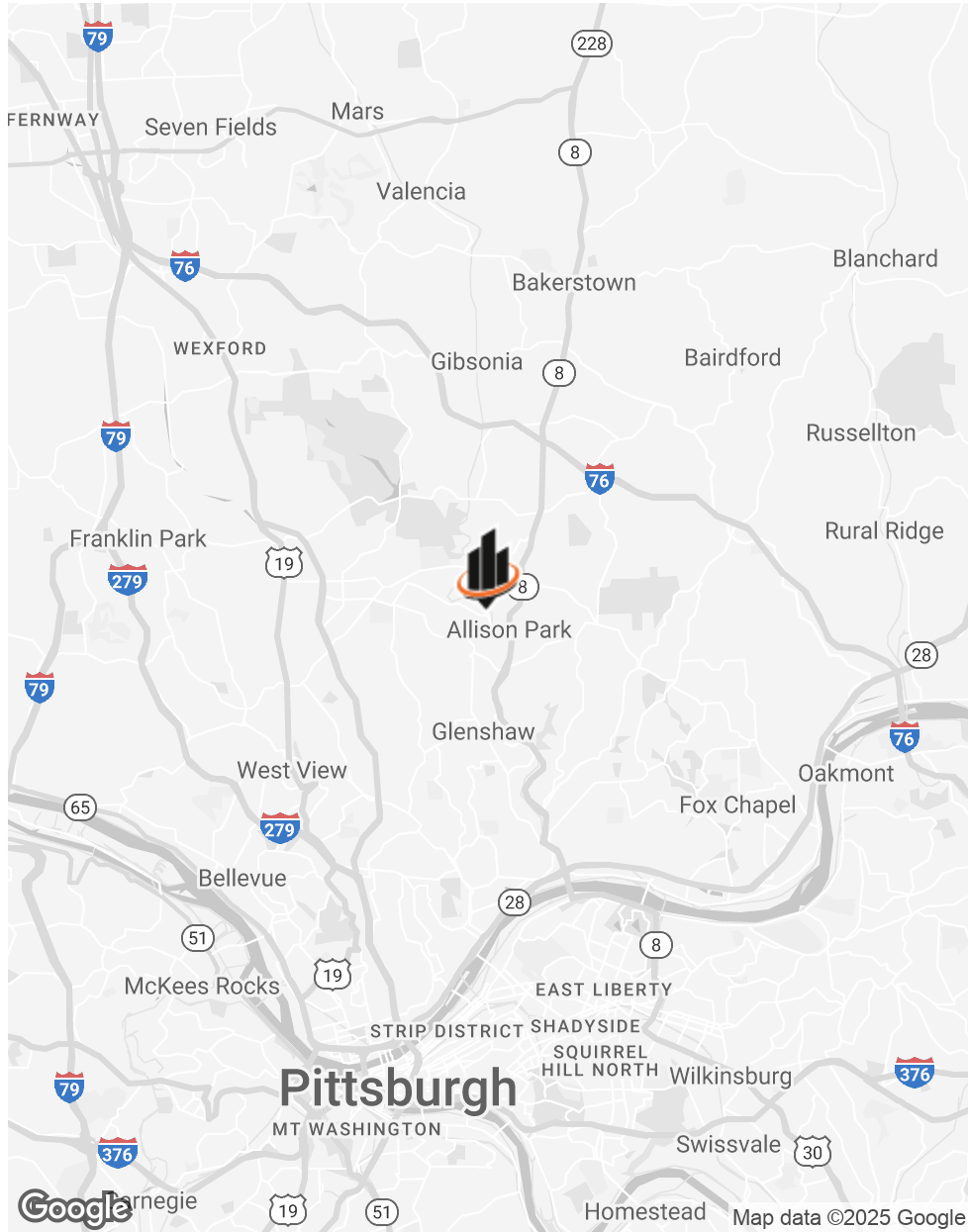


FLOOR PLAN

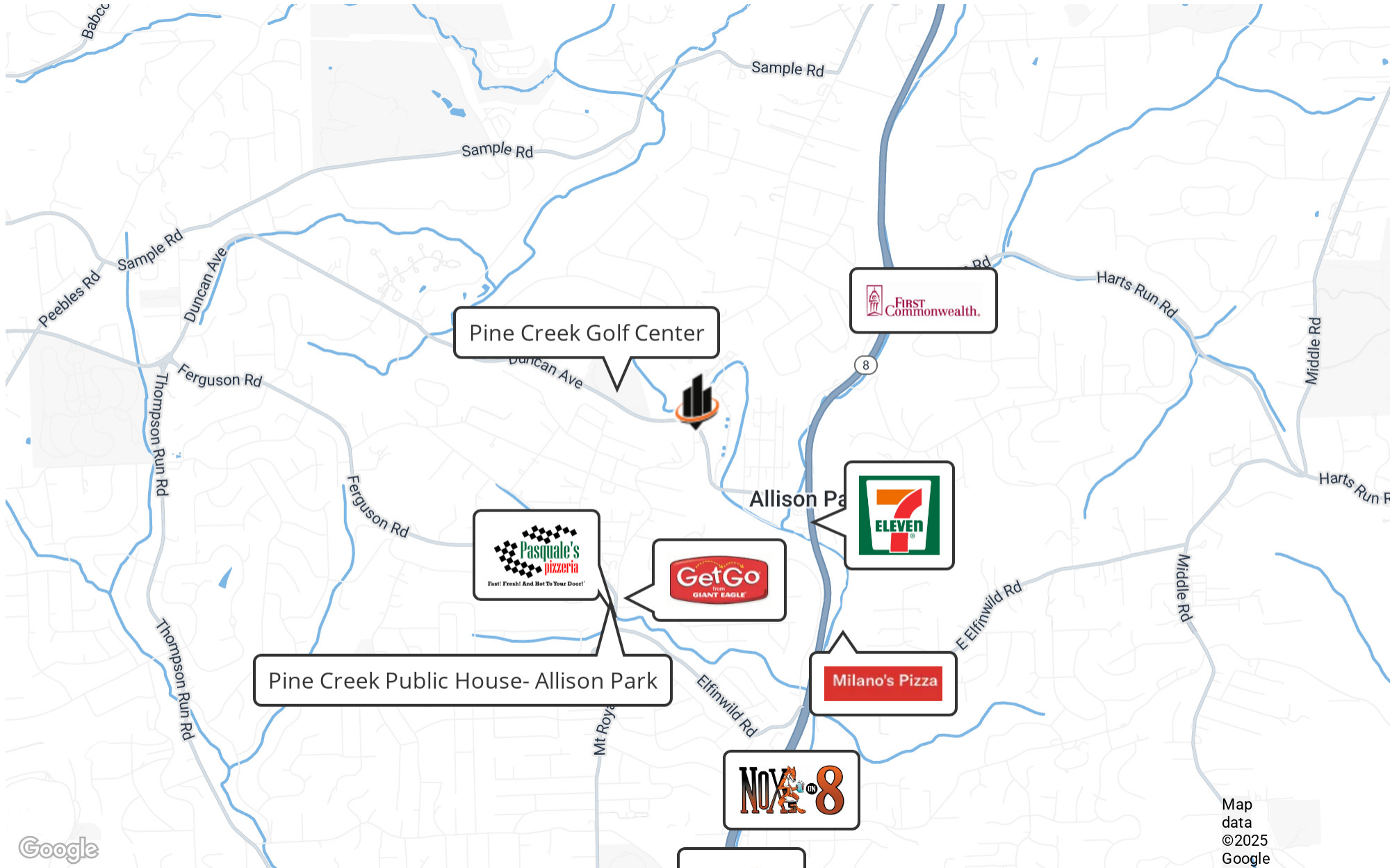
Upper level



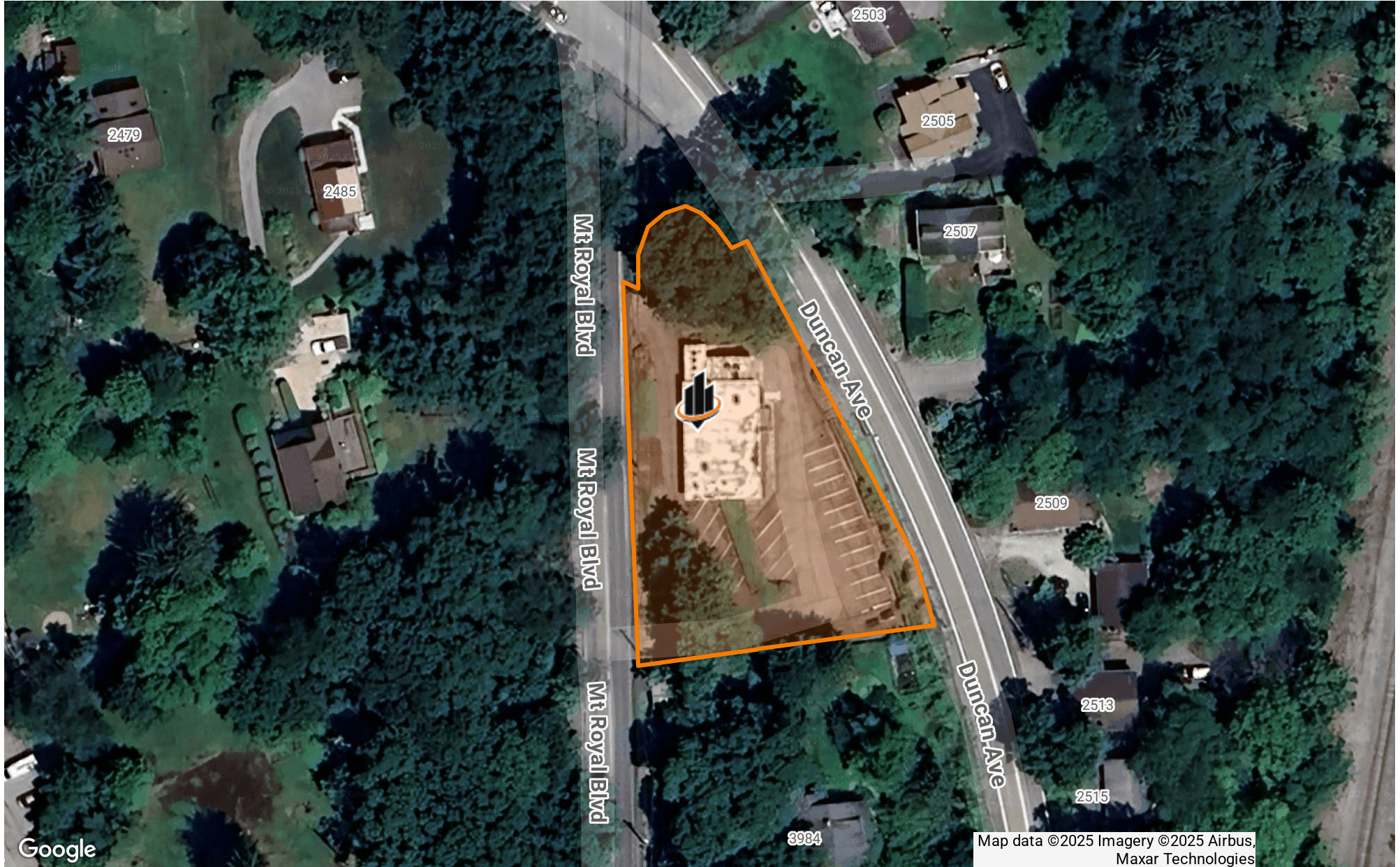
# LOCATION MAPS



# RETAILER MAP



PARCEL MAP





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