

14,000 SF OFFICE BUILDING

FOR SALE

320 BILMAR DRIVE, CRAFTON, PITTSBURGH, PA 15205

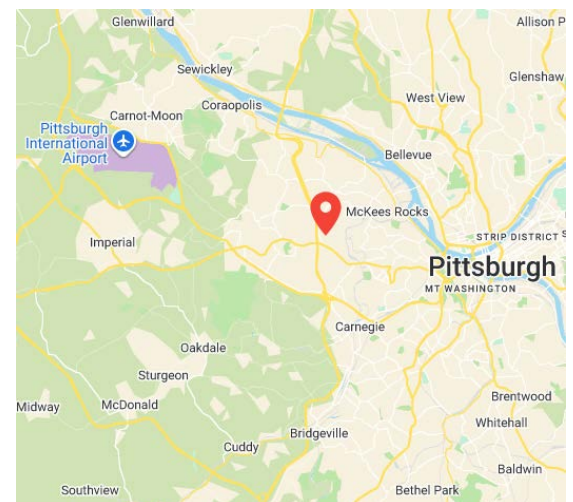


**SIGNIFICANT PRICE
REDUCTION: \$1,950,000**



PROPERTY FEATURES:

- 14,000 SF, One-Story Office Building For Sale
- Located in The Kisow Business Park on 2.01 acres
- Large open office area, several private offices and numerous multi-purpose rooms
- Building was entirely renovated in 2022 with a modern atmosphere and abundant natural light
- On-site paved parking for 48 vehicles (3.43:1 ratio)
- Immediate access to Interstate 79 providing convenient access to the Pittsburgh International Airport and Robinson retail amenities
- 10 Minutes to Downtown Pittsburgh
- Perfect for owner occupants - Immediately available



CONTACT:

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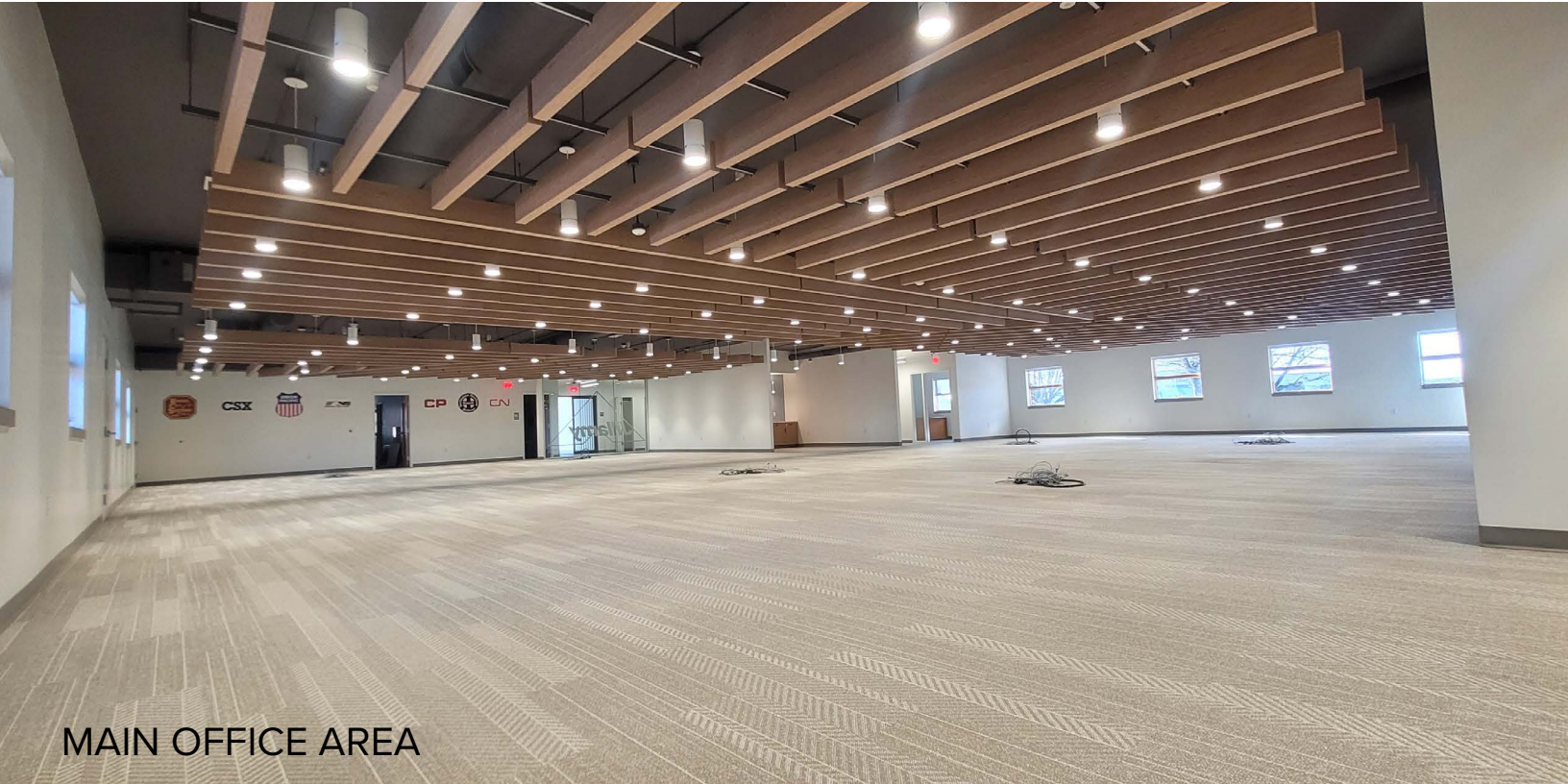
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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
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MAIN OFFICE AREA



TRAINING ROOM



KITCHEN



LOUNGE/MULTI-PURPOSE ROOM



PRIVATE RESTROOM WITH SHOWER

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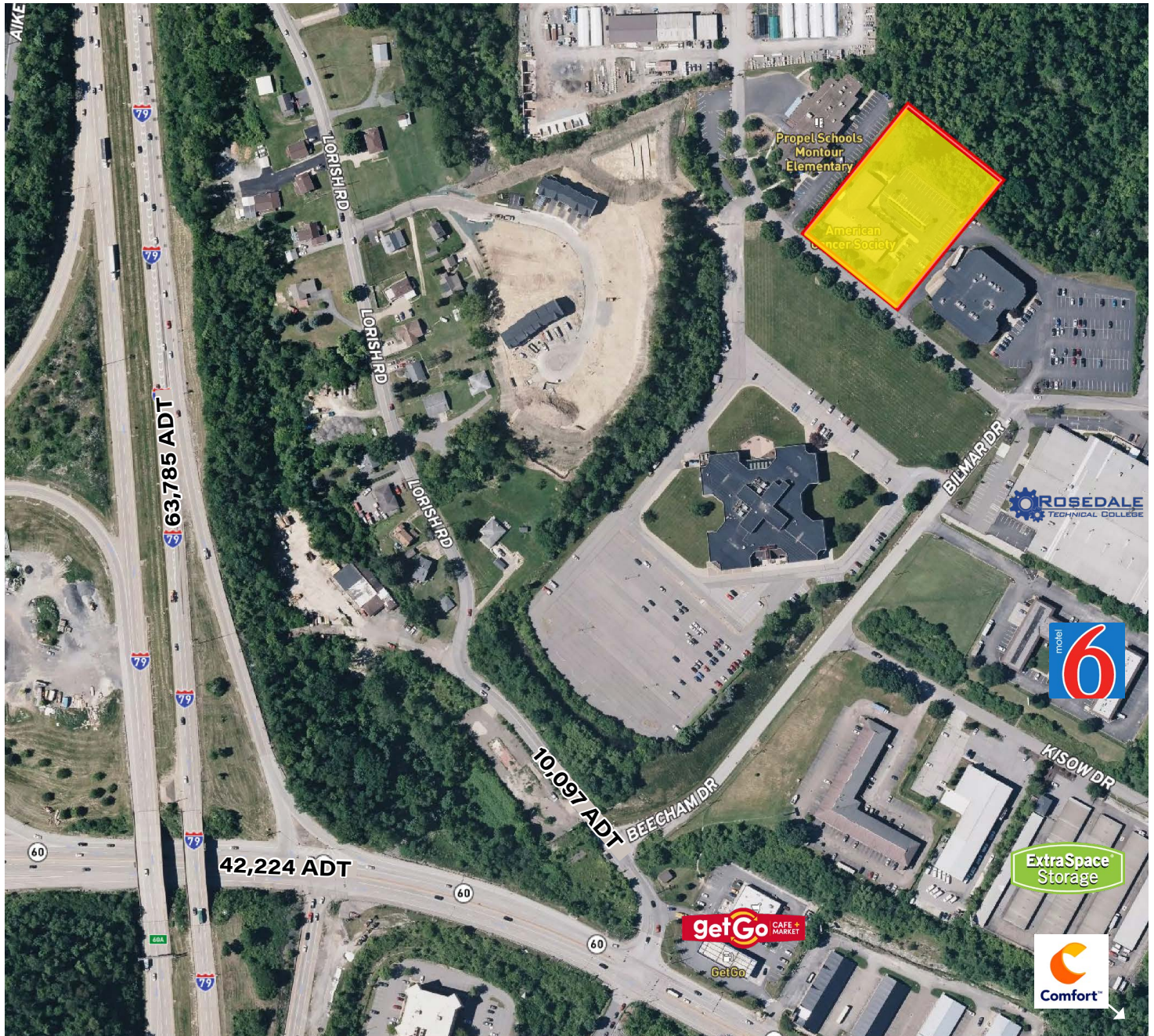
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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	2,779	60,164	156,123
EST HOUSEHOLDS	1,333	26,693	71,135
EST AVG HH INCOME	\$97,751	\$86,205	\$89,770

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