

OWNER/USER OPPORTUNITY

FOR SALE

301 E 1ST AVENUE, TARENTUM PA 15084

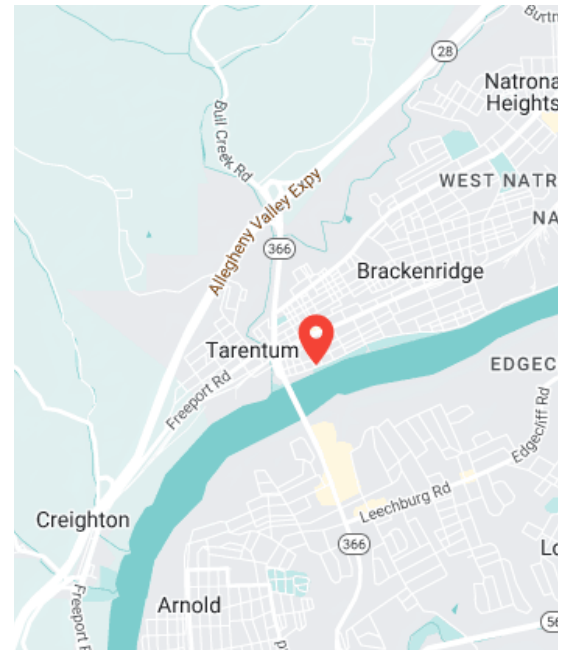


**MOTIVATED SELLER:
FOR SALE: \$599,000**



BUILDING HIGHLIGHTS

- For Sale: \$599,000
- **Investment Opportunity: Income in place**
- 2nd Floor: Four (4) 2-bedroom units - fully occupied
- 2-Story Mixed Use Commercial Building
- 2nd Generation Medical Office Space:
Formerly - Allegheny Health Network
- 3,500 SF office suite available for lease can be sub-divided
- \$2,650/month plus utilities
- \$85,200 Gross Operating Income
- 9 Patient Parking Spaces with 10 Private Parking Spaces for Drs. & Support Staff



CONTACT:

ANTHONY COST

acost@hannacre.com
412 261 2200

JUDSON POWELL

jpowell@hannacre.com
412 999 6855

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222

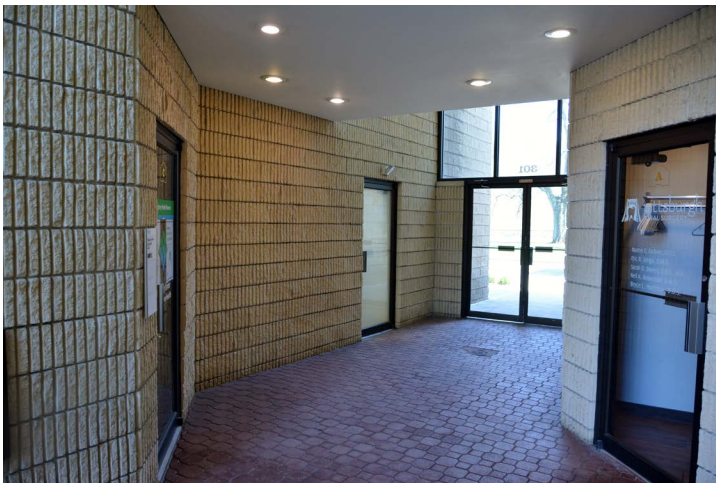
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

OWNER/USER OPPORTUNITY

FOR SALE

301 E 1ST AVENUE, TARENTUM PA 15084



CONTACT:

ANTHONY COST

acost@hannacre.com

412 261 2200

JUDSON POWELL

jpowell@hannacre.com

412 999 6855

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.