

# FOR SALE

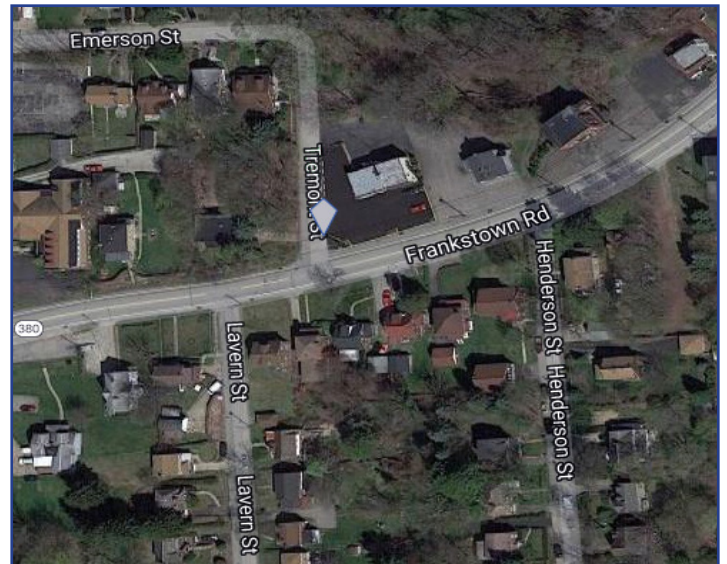
## Office/Warehouse Building

9707 Frankstown Road  
Allegheny County  
Pittsburgh PA 15235



### PROPERTY HIGHLIGHTS:

- Two-Story and lower level commercial office/warehouse building
- Size of Building - 3,700 +/- square feet
  - 1<sup>st</sup> Floor - 1,500 +/- square feet
  - 2<sup>nd</sup> Floor- 1,600 +/- square feet
  - Lower Level - 1,600 +/- square feet
- Size of Lot: 14,646 +/- square feet
- Drive-In Garage Doors:
  - 1<sup>st</sup> floor - Two - 9.8 x 9.8
  - Lower Level: One - 17'8" x 9'1"
  - One - 11'8" x 9'1"
- Ceiling Height: 1<sup>st</sup> floor - 13'6" & lower level 10'
- Zoned: B-2 (Community Business)
- Security/Fire System
- Back-up generator
- Paved parking lot resurfaced - 2015
- Building exterior painted - 2017
- **Sale Price: \$255,000**
- **Reduced Sale Price: \$229,900**



### Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Population	12,691	93,341	262,388
Median HH Income	\$44,106	\$46,324	\$48,732



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