

**5237 VETERANS LANE**

Natrona Heights, Pennsylvania

**INVESTMENT OPPORTUNITY**

**MEDICAL OFFICE BUILDING FOR SALE**

5,000 SF Fully-Leased Medical Office Building

**BAKER  
YOUNG**  
CORPORATION

# 5237 VETERANS LANE

Natrona Heights, Pennsylvania

- ❖ **5,000 SF fully-leased brick medical office building for sale**
- ❖ Situated on 3.3 acres
- ❖ 38 space parking lot
- ❖ Individual tenant entrances
- ❖ Zoned C-1 Commercial
- ❖ 100 year metal roof
- ❖ Parcel number 2021-F-00320
- ❖ Prominent pylon signage on Freeport Road
- ❖ Great location with easy access to Route 28
- ❖ NOI is approximately \$40,163
- ❖ **FOR SALE AT \$450,000**



## Alex M. Ruck

Baker Young Corporation  
7440 McKnight Road | Suite 202  
Pittsburgh, Pennsylvania 15237  
(412) 227-1400 x29  
[aruck@bakeryoung.com](mailto:aruck@bakeryoung.com)

## Michael A. Zappa

Baker Young Corporation  
7440 McKnight Road | Suite 202  
Pittsburgh, Pennsylvania 15237  
(412) 227-1400 x25  
[zappa@bakeryoung.com](mailto:zappa@bakeryoung.com)

**BAKER  
YOUNG**  
CORPORATION

[www.bakeryoung.com](http://www.bakeryoung.com)