

2250 BABCOCK BOULEVARD

Pittsburgh, Pennsylvania 15237



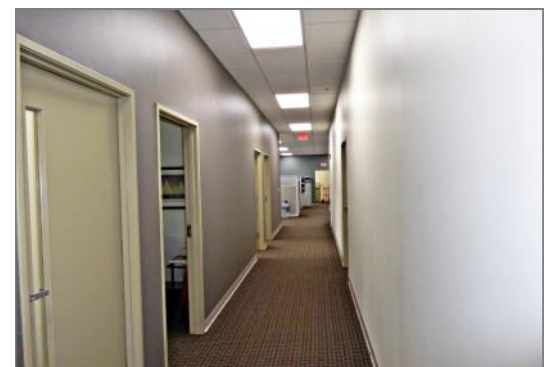
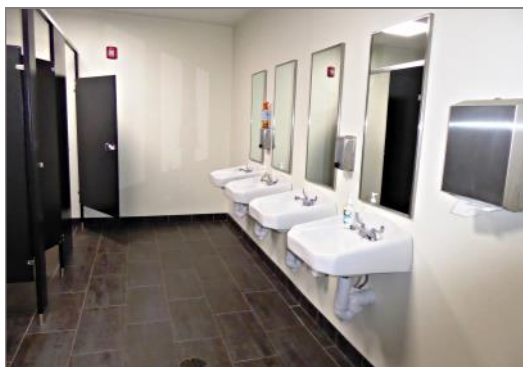
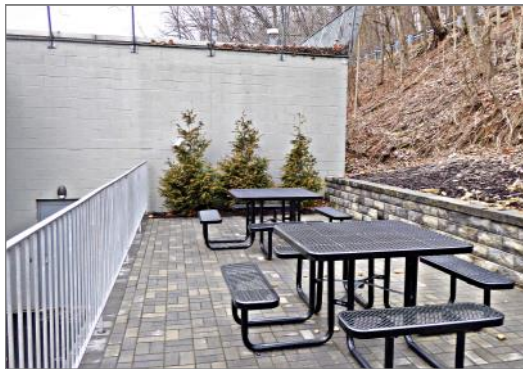
FOR SALE | 14,700 Square Feet
12,700 SF Office and 2,000 SF Warehouse

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- ❖ **Investment property consisting of two buildings:**
 - 12,700 SF office building located at **2250 Babcock Boulevard**
 - 2,000 SF warehouse building located at **2246 Babcock Boulevard**
- ❖ Both buildings were renovated in 2017
- ❖ Office building is occupied by West Penn Financial and Everest Title Company, with 8+ years remaining on lease
- ❖ Zoned Commercial
- ❖ Situated on ±1.22 acres
- ❖ Parking at 4 spaces per 1,000 square feet
- ❖ Parcel ID's 0282-N-00227 and 0282-N-00214
- ❖ NOI is approximately \$203,000
- ❖ **FOR SALE AT \$2,250,000 (9.02% CAP)**







Michael A. Zappa

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

Alex M. Ruck

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

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www.bakeryoung.com

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