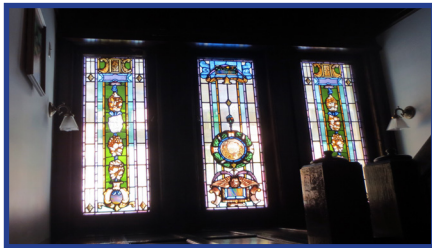


**FOR SALE/LEASE**

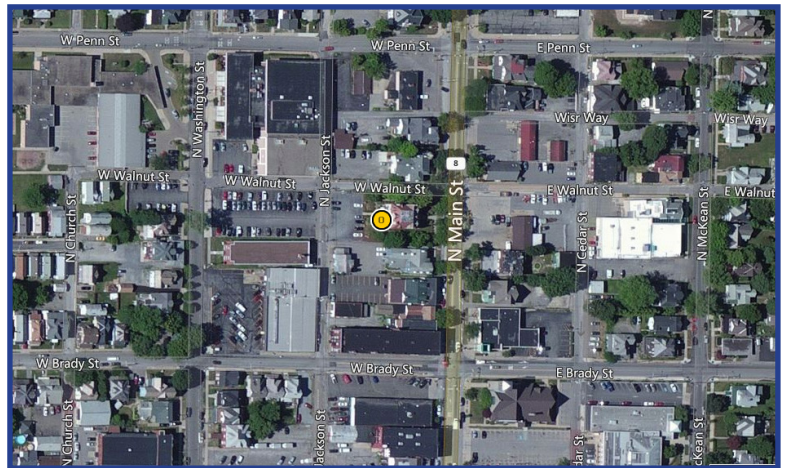
*Aubrey Professional Building*

340 North Main Street  
Butler County  
Butler PA 16001



**Property Highlights:**

- Three Story Stone Professional Office Building located in the main business district of Butler
- Building has been completely renovated with spectacular finishes
- Ample off-street parking in rear parking lot
- Building Size: 4,556 +/- square feet
- Floor Size: 1,518 +/- square feet
- Available Space: 500-4,556 +/- square feet
- Lease Price: \$15.00 psf + janitorial
- Sale Price: \$895,000



**Demographics**

2016 Population  
Median HH Income

<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
13,079	31,157	47,291
\$29,275	\$41,153	\$48,107



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