

101 ORCHARD DRIVE

Trafford, Pennsylvania 15085



MEDICAL OFFICE BUILDING FOR SALE

14,500 SF Medical Office Building

**BAKER
YOUNG**
CORPORATION

101 ORCHARD DRIVE

Trafford, Pennsylvania 15085

- ❖ **14,500 SF medical office building for sale**
- ❖ Situated on 1.4 acres
- ❖ 80 space parking lot; 5.33/1,000 ratio
- ❖ Separately metered utilities
- ❖ Separate HVAC units
- ❖ ADA accessible
- ❖ Easily demisable
- ❖ Zoned Mixed Density Residential
- ❖ Parcel number 49-04-00-0-044
- ❖ Prominent pylon and building signage
- ❖ **FOR SALE AT ~~\$460,000~~ \$415,000**

Prime location on the corner of Route 130 and Orchard Drive with an average traffic volume of 10,000 vehicles per day.

Formerly used as a medical office with 16 exam rooms, multiple waiting and reception rooms, 7 formal office spaces, conference rooms, storage rooms, 12 separate restrooms including handicap accessible restrooms on the main level. **Ideal location for Veterinarian/PCP/Physical Therapist/Chiropractor.**







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