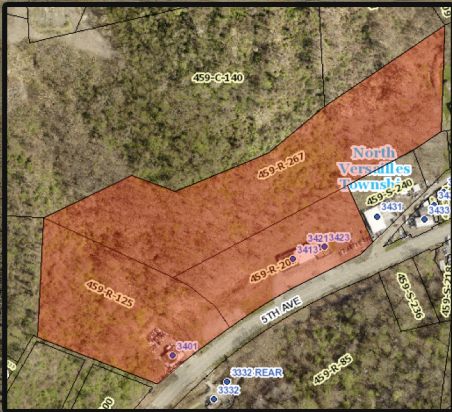


SALE REDEVELOPMENT

3401 5TH AVENUE, NORTH VERSAILLES, 15137



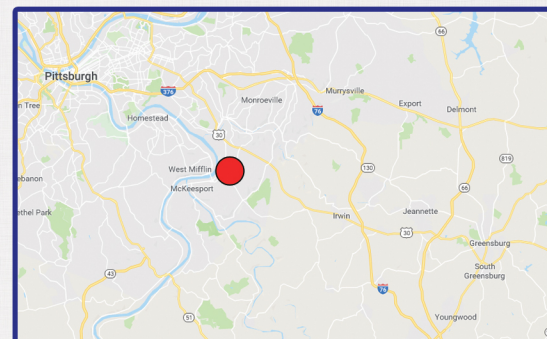
TOTAL OF 18 +/- ACRES

HIGHLIGHTS

- Redevelopment opportunity in North Versailles Township with approximately 1,500' of frontage along 5th Avenue
- Plenty of room for additional development. Offering contains three separate parcels
- Lot & Block: 0459-R-00125 (building), 0459-R-00201 (building), & 0459-R-00267 (land)
- Size of buildings: 9,300 +/- sf and 2,700 +/- sf
- Traffic Count: 13,925 +/- vehicles per day
- Zoning: MU: 0459-R-00125 and 0459-R-00201
R-2: 0459-R-00267
- Taxes: \$19,193.25
- **ASKING PRICE: \$586,000**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	6,291	59,348	154,202
Med. HH Income	\$47,406	\$35,909	\$43,360



CONTACT:
Brad Ring
Commercial Brokerage
412.261.6532 x224
brad@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.