

# FOR SALE

## Professional Office Building

400 Industrial Boulevard  
Westmoreland County  
New Kensington PA 15068

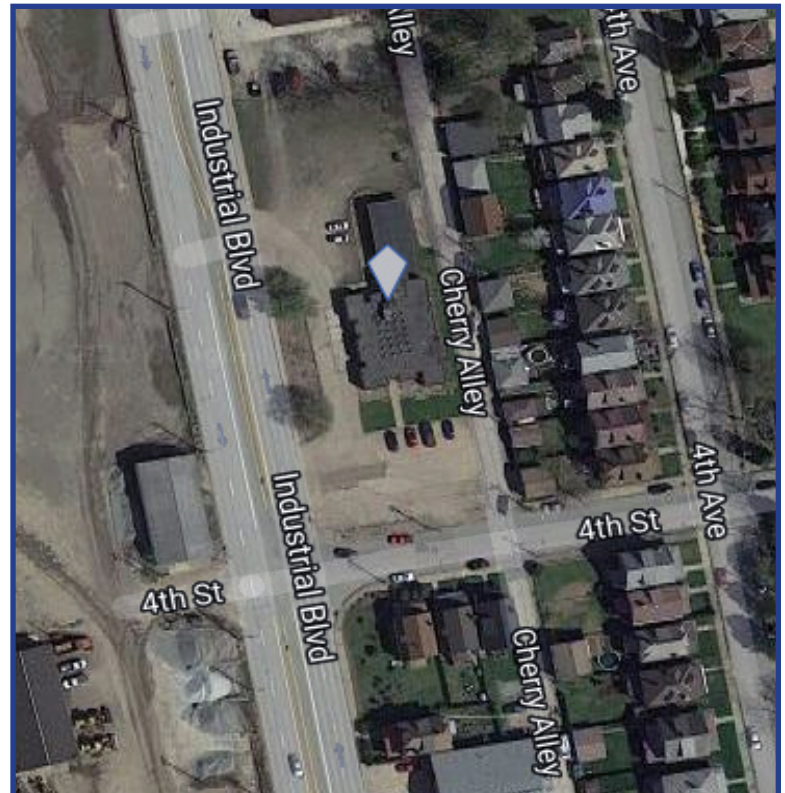


### PROPERTY HIGHLIGHTS:

- One Story Brick Professional Office Building
- Building Size: 5,866 +/- Square Feet
- Lot Size: 40,800 +/- Square Feet of Land Area
- Lot/Block #: 24-05-03-0-231
- Year Constructed: 1967 | Year Renovated: 2015
- Roof: Newer rubber membrane on addition | Flat tar chip with 24 skylights on original structure
- Electric: 120/208 volt 400 amp three-phase four-wire electrical service
- Zoning: (I-2) General Industrial District
- Sale Price: \$235,000

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	6,114	37,830	78,353
Median HH Income	\$29,631	\$46,356	\$51,260



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