

FOR SALE/LEASE
Matson Professional Building

3439 Babcock Blvd.
Allegheny County-Ross Township
Pittsburgh PA 15237



Property Highlights:

- Two Story Brick Professional Office/Retail/Medical Building
- Well maintained building
- Ample off street parking in the front/side/rear lots
- Building Size: 7,100 +/- Square Feet
- Lot Size: 30,438 +/- Square Feet
- Lot & Block: 430-B-340
- Zoning: C1 - Commercial
- Available Space:
 - Suite #300 | 598 Square Feet
 - Suite #500 | 620 Square Feet
 - Suite #L500 | 620 Square Feet
- Lease Price: \$15.50 psf + utilities + janitorial
- Sale Price: \$650,000



Demographics	1 Mile	3 Mile	5 Mile
2017 Population	11,210	66,954	164,879
Median Household Income	\$60,144	\$72,476	\$66,492



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

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

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