

FOR SALE

Professional Office Building

3301 McCrady Road
Allegheny County
Pittsburgh PA 15235



Property Highlights:

- One Story Professional Office Building | Built 1986
- Well maintained building | Former law offices
- Ample off street parking in the front and side lots
- Building Size: 6,000 +/- square feet
 - 19-Private Offices • 1-Large Conference Room
 - 1-Kitchen Area • 4-Restrooms
- Lot Size: 1.1048 acres
- Lot & Block: 452-E-180
- Zoning: C-2 Commercial
- Traffic Count: 8,542 +/- vehicles per day
- Within minutes of PA Turnpike, Route 376 East, Monroeville Business District
- **SALE PRICE: \$595,900**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Population	5,606	84,571	211,365
Median Household Income	\$71,662	\$47,246	\$46,170



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