



FOR SALE | OFFICE

"VALUE-ADD" INVESTMENT OR RE-DEVELOPMENT OPPORTUNITY

845 4th Avenue | Coraopolis, PA 15108



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Priced at only \$10 S.F!
- "Value-add" opportunity
- Possible re-development opportunity





DISCLAIMER

"VALUE-ADD INVESTMENT OR RE-DEVELOPMENT OPPORTUNITY | 38,000 SF | CORAOPOLIS,

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1 | PROPERTY INFORMATION





Executive Summary



SALE OVERVIEW

SALE PRICE: \$395,000

LOT SIZE: 0.0 Acres

BUILDING SIZE: 38,000 SF

BUILDING CLASS: C

PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to present for sale this approximate 38,000 S.F. office building. Former Rockwell Headquarters. Owner recently renovated lobby. Currently approx. 30% occupied. Copy of rent roll available upon request. Building has 2 elevators (1 operational). Break even cash flow at current occupancy. MOTIVATED SELLER! BRING OFFERS!



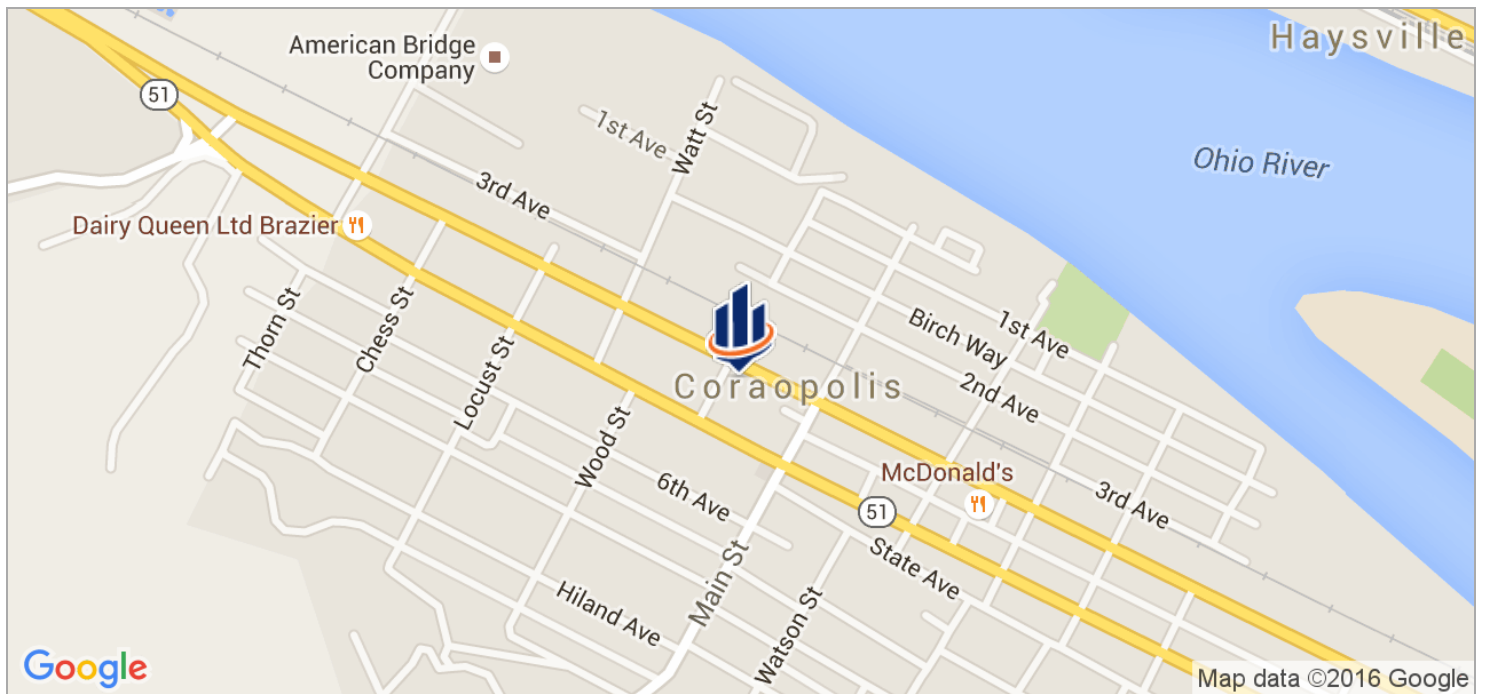
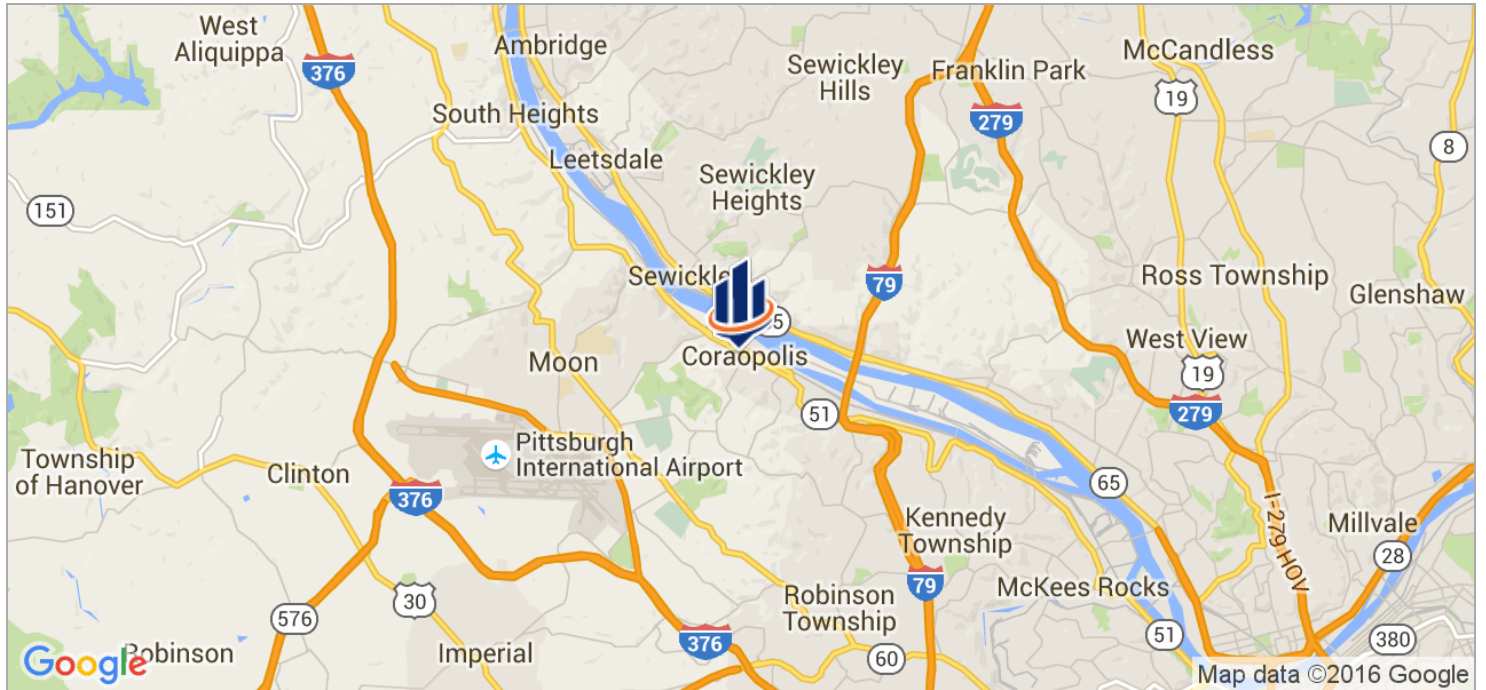


2 | LOCATION INFORMATION





Location Maps





Aerial Map





3 | DEMOGRAPHICS



Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	3,228	12,486	28,135
Total persons per hh	2.2	2.5	2.5
Average hh income	\$47,507	\$80,489	\$86,627
Average house value	\$123,353	\$246,833	\$239,843

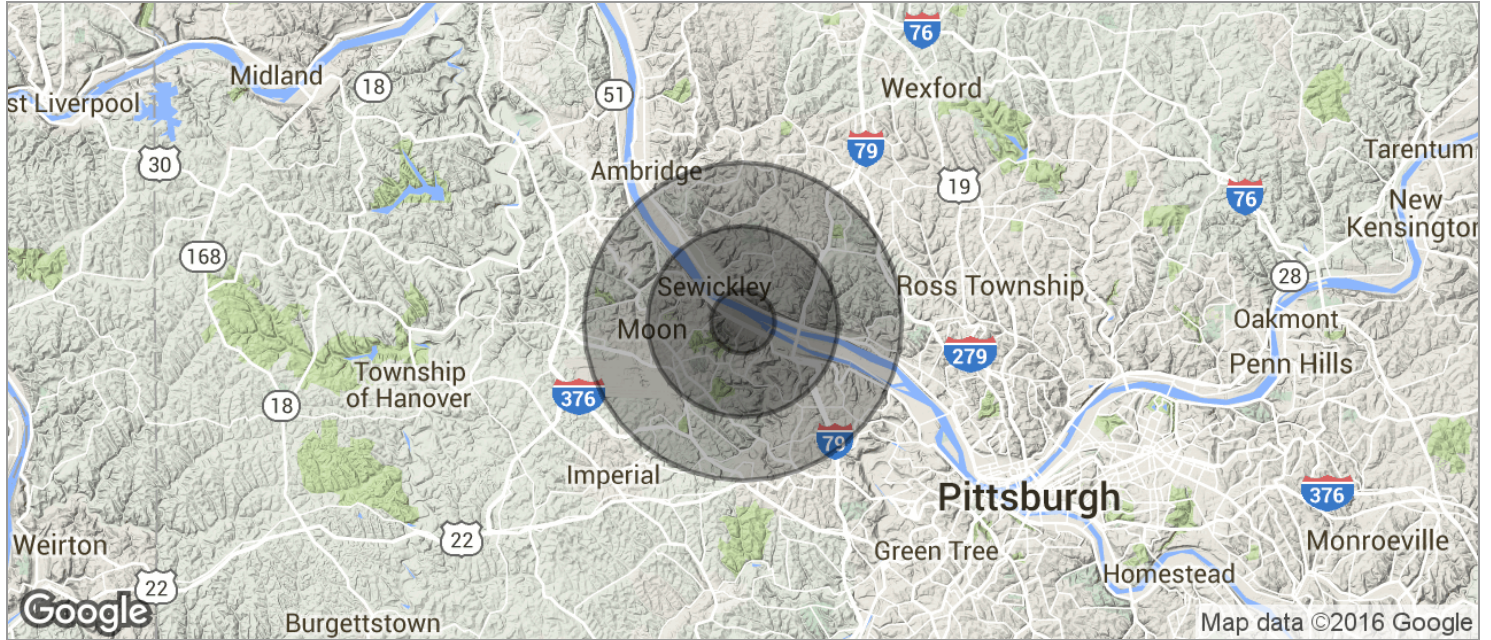
	1 MILE	3 MILES	5 MILES
Total population	7,177	31,547	70,523
Median age	41.4	39.1	41.0
Median age (male)	40.7	37.6	38.9
Median age (female)	41.4	41.0	43.1

* Demographic data derived from 2010 US Census





Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,177	31,547	70,523
MEDIAN AGE	41.4	39.1	41.0
MEDIAN AGE (MALE)	40.7	37.6	38.9
MEDIAN AGE (FEMALE)	41.4	41.0	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,228	12,486	28,135
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$47,507	\$80,489	\$86,627
AVERAGE HOUSE VALUE	\$123,353	\$246,833	\$239,843

* Demographic data derived from 2010 US Census





Additional Photos





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