

# FOR SALE OR LEASE

## 400 MAIN STREET

## Coraopolis, Pennsylvania 15108



- ✦ **6,500 SF Commercial Building**
- ✦ .124± acres
- ✦ Recently renovated with a second floor addition
- ✦ **3,200 SF available for lease**
- ✦ Open floor plan
- ✦ Individual climate controlled office suites
- ✦ Retail store front showroom
- ✦ Parking on premises
- ✦ **FOR LEASE AT \$12/SF, plus utilities and janitorial**
- ✦ **The property is conveniently located with excellent visibility**
- ✦ Only ten minutes from Pittsburgh International Airport, fifteen minutes from Downtown Pittsburgh, and convenient to I-79
- ✦ Zoned C-3 Commercial
- ✦ Current Tenants:
  - West Point Ballet
  - APT Technical Services
- ✦ Parcel Number 419-D-61
- ✦ **FOR SALE AT \$609,999**

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**PARCEL  
MAP**

