

FOR SALE/LEASE

727 Allegheny Avenue
Oakmont PA 15139



Property Highlights:

SITE: One Story Office, Retail, and Warehouse Building. High traffic area with great visibility. Great Location - Near Oakmont Country Club and PA Turnpike.

SIZE: Total: 10,405 Square Feet
Available: 1,710 Square Feet Office Space
3,192 Square Feet Warehouse Space
4,902 Square Feet (Combined Space)

UTILITIES: Gas: Equitable Gas Electric: Duquesne Light
Water: Oakmont Water Authority Sewage Alcosan

TRAFFIC COUNT: 9,032 Vehicles Per Day

RENTAL RATE: Office: \$10.50 Per Square Foot + Utilities
Warehouse: \$4.50 Per Square Foot + Utilities

SALE PRICE: \$750,000

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2012 Total Population	6,965	33,852	104,670
Median Household Income	\$49,669	\$49,427	\$46,812

PRC
COMMERCIAL

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