



Kerr Plaza & Warehouse

1769-1779 N Main St Ext, Butler, PA 16001

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Kerr Plaza

1769-1779 N. Main St. EXT

Multiple suites available for rent at this fantastic, highly visible location on busy Route 8 North. Found at the traffic light intersection on Mercer Rd. and William Flynn HWY, in Butler County. A recently updated, LED sign is available to advertise your business and upcoming promotions.

- Heavy traffic at busy intersection
- A lot of natural light



Rental Rate:	Upon Request
Property Type:	Retail
Property Sub-type:	Storefront
Gross Leasable Area:	10,104 SF
Year Built:	1970
Walk Score ®:	22 (Car-Dependent)
Rental Rate Mo:	Upon Request

1

1st Floor Ste 5

Space Available	600 SF
Rental Rate	\$13.50 /SF/Yr
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 Years

This is a convenient 600 sq.ft. m/l space with all utilities included except the electric and trash. This space would be perfect for an office or small retailer. Space consists of a large, open front room 22' x 16', with a spacious closet. Private 14' x 12' office located in the back, with a private restroom. This unit also includes CAM charges and maintenance. Rent \$675/month, with 3 year lease agreement. Potential to add additional space for expansion, depending on needs. Please contact for additional information.

2

1st Floor Ste 7

Space Available	7,200 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

Free span, steel structure on highly visible, lighted corner. Located on Route 8 and Mercer St. of Butler, PA. 60'x120' free span building with 20' ceilings, with optional additional space below 40'x60' and 10' ceilings. This building is currently being used as a general, non-climate control warehouse space. There are currently 6 rows of removable, 100' shelving units 4 levels high. The space has the potential for a multitude of various commercial space.

Major Tenant Information

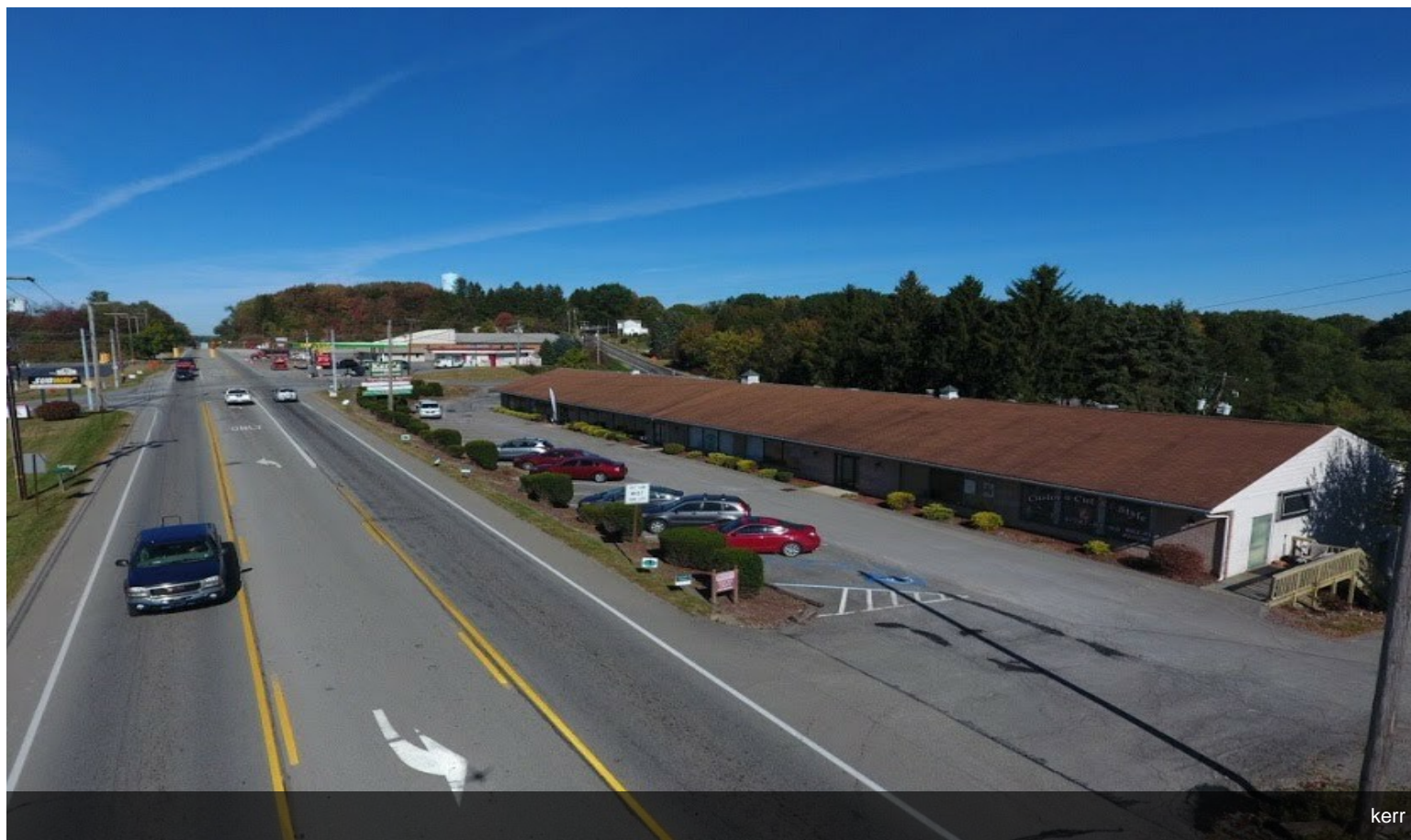
Tenant	SF Occupied	Lease Expired
Butler School Of Dance	1,700	
Custom Cut & Style	-	
Hagan Business Machines- Butler	2,480	
Lisa's Natural Path	2,450	
Milestone Community Health Connections	-	



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Multiple suites available, varying in size from 600-7200sqft. Please contact for further details and pricing of what is available. This is the perfect location for any business.

Property Photos



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