



12279 State Route 30
North Huntingdon PA 15642

FOR SALE

David Hanley • Broker • 412.261.6532 x237 • david@prudentialrealty.com
Michael Damian • Commercial Brokerage • 412.261.6532 x253 • michael@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- One-Story brick medical/professional building
- Ample parking available - Paved front, side, and rear parking - Approximately 35 spaces
- Zoned: Commercial (C-1)
- Lot & Block: 54-07-00-0-001
- Large pylon signage along Route 30
- Traffic Count: 26,144 +/- vehicles per day



Designated Suite #1 is the largest of the three suites, is on the left side of the building, and features another reception area, multiple exam rooms, multiple private offices, and lab space. There are two gender specific bathrooms and a staff bathroom.

Designated Suite #2 is on the right rear portion of the building, features exam and waiting area, general and private offices, exam rooms, and a 1/2 bathroom.

Designated Suite #3 is on the right front side of the building and features a reception area, a general office/therapy room, exam rooms, and two 1/2 baths.



BUILDING SIZE:

7,134 +/- Sq.Ft. Total

SALE PRICE:

\$575,000

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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	5,152	34,196	87,516
Median HH Income	\$85,701	\$77,591	\$71,123

