

14,000 SF OFFICE BUILDING

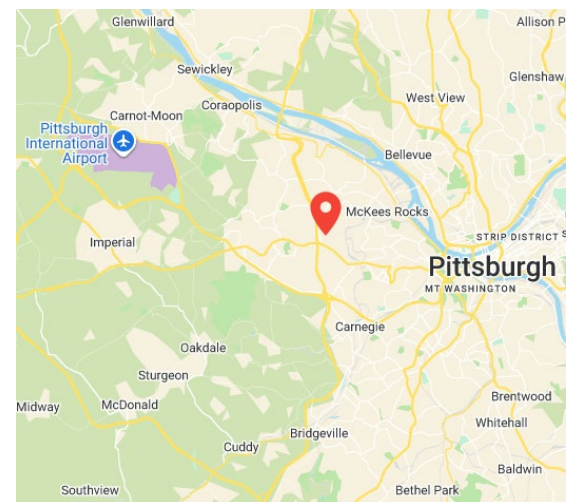
FOR SALE

320 BILMAR DRIVE, CRAFTON, PITTSBURGH, PA 15205



PROPERTY FEATURES:

- 14,000 SF, One-Story Office Building For Sale
- Located in The Kisow Business Park on 2.01 acres
- Large open office area, several private offices and numerous multi-purpose rooms
- Building was entirely renovated in 2022 with a modern atmosphere and abundant natural light
- On-site paved parking for 48 vehicles (3.43:1 ratio)
- Immediate access to Interstate 79 providing convenient access to the Pittsburgh International Airport and Robinson retail amenities
- 10 Minutes to Downtown Pittsburgh
- Perfect for owner occupants - Immediately available



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HANNA COMMERCIAL REAL ESTATE
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



MAIN OFFICE AREA



TRAINING ROOM



LOUNGE/MULTI-PURPOSE ROOM



KITCHEN



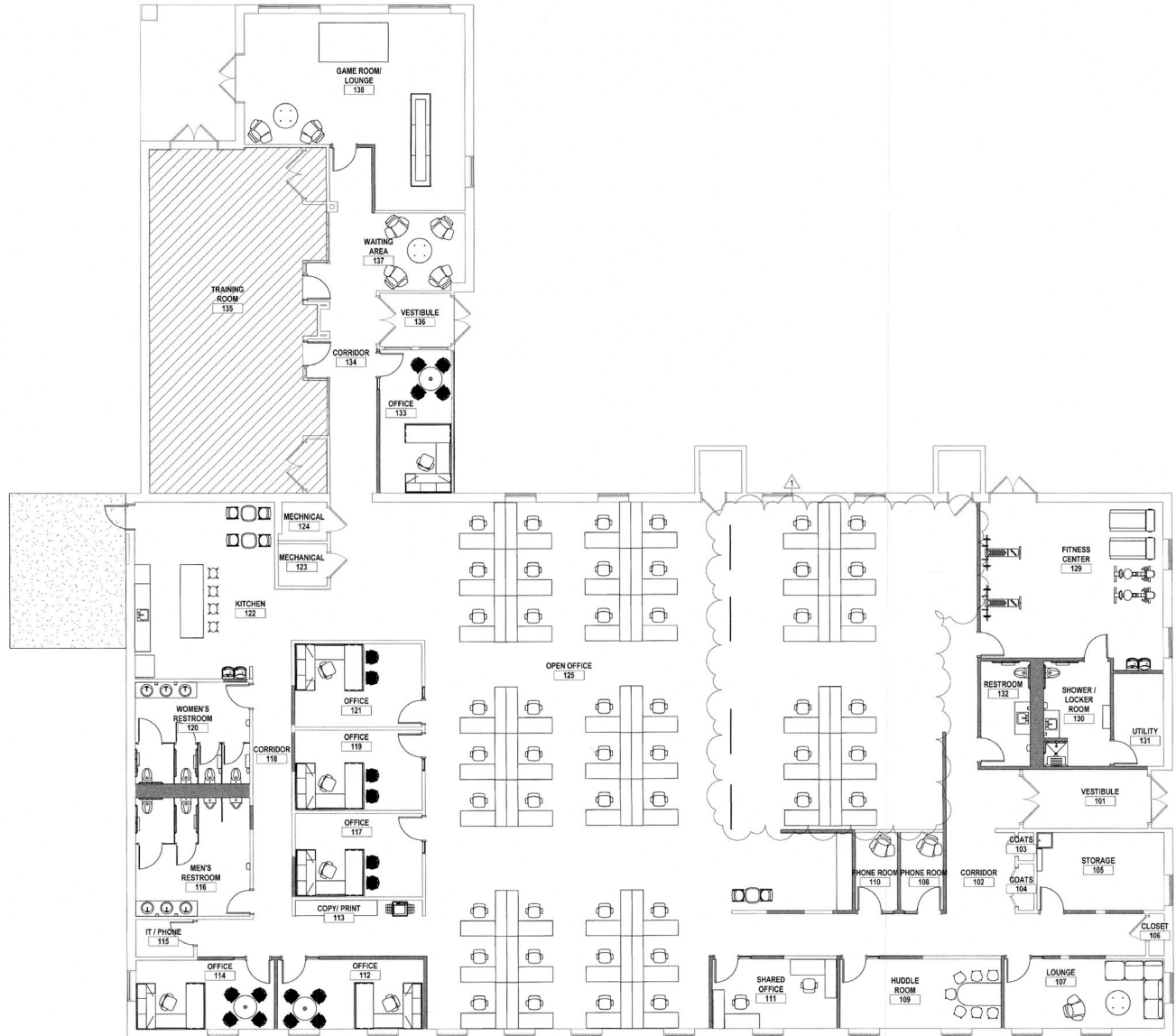
PRIVATE RESTROOM WITH SHOWER

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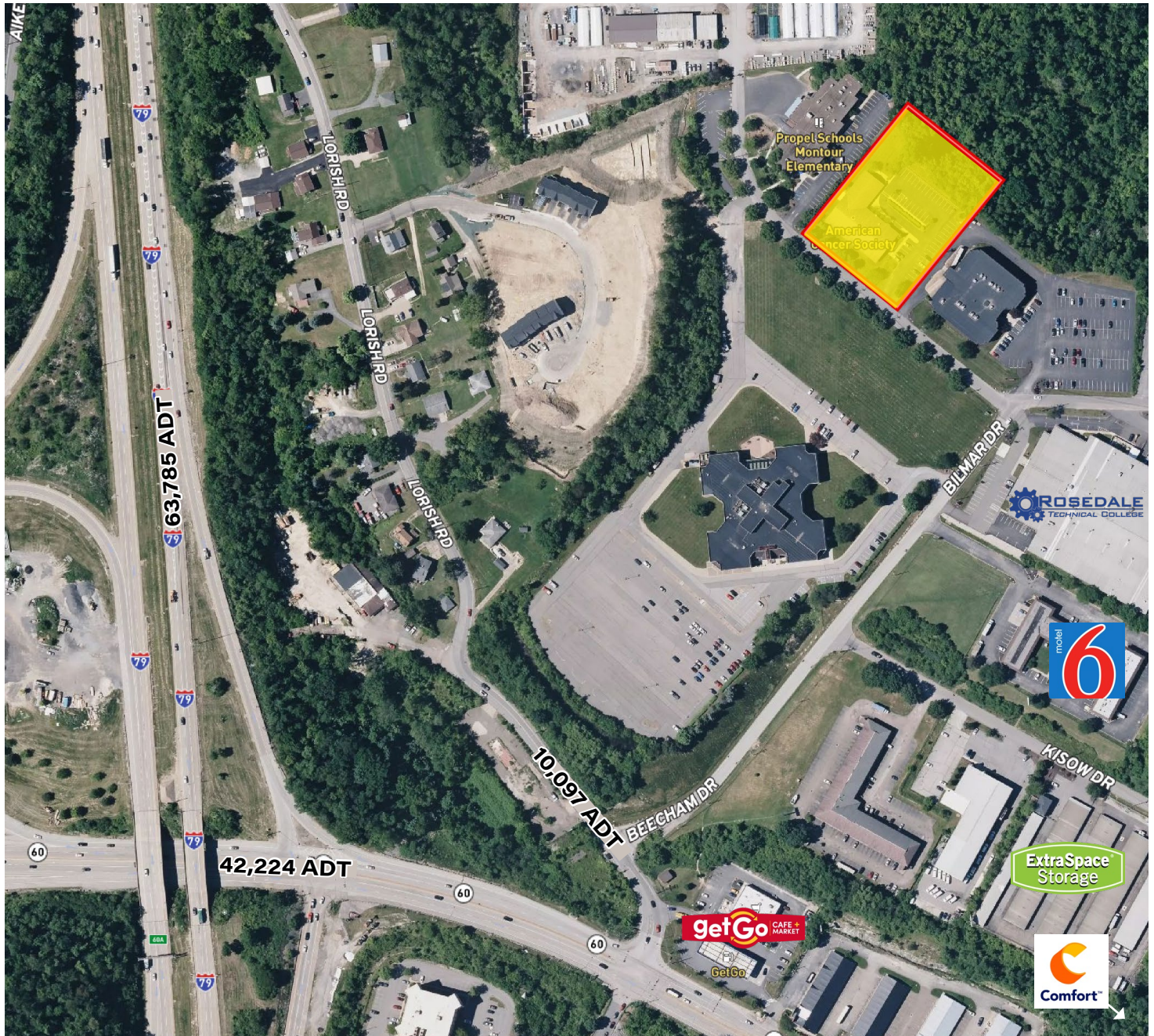
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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	2,779	60,164	156,123
EST HOUSEHOLDS	1,333	26,693	71,135
EST AVG HH INCOME	\$97,751	\$86,205	\$89,770

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