

OFFERING MEMORANDUM

814 Chartiers Avenue

814 CHARTIERS AVENUE

McKees Rocks, PA 15136

PRESENTED BY:

IAN DUPRE

O: 412.535.8956

ian.dupre@svn.com

PA #RS350195

ALEXANDER DUPRE

O: 412.535.8063

alex.dupre@svn.com

PA #RS340356

JASON CAMPAGNA

O: 412.535.5756

jason.campagna@svn.com

PA #RM424399





Table of Contents

4	PROPERTY INFORMATION	17	DEMOGRAPHICS		
	Property Summary	5	Demographics Map & Report	18	
	Complete Highlights	6			
	Additional Photos	7	19	ADVISOR BIOS	
	Additional Photos	8		Advisor Bio 1	20
	Additional Photos	9		Advisor Bio 2	21
	Additional Photos	10		Advisor Bio 3	22
11	LOCATION INFORMATION				
	Regional Map	12			
	Location Map	13			
	Parcel Map	14			
	Retailer Map	15			
	Location Description	16			

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

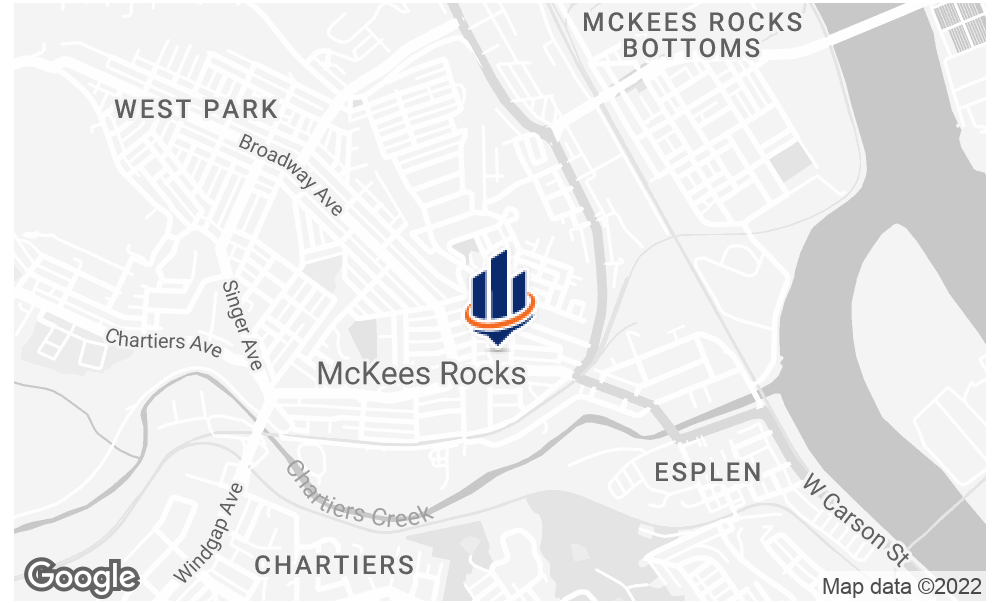
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LEASE RATE:	Negotiable
BUILDING SIZE:	59,931 SF
ZONING:	C-2 Commercial
LOT SIZE:	2.279 Acres
YEAR BUILT:	1901
APN:	43-J-210, 43-J-200, 43-J-311, 43-J-310, 43-J-309, 43-J-308

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale or lease this 59,931 SF former senior care facility and church within a federal opportunity zone in McKees Rocks, PA. Originally known as the St. Frances De Sales Parish building, the main building is 52,475 SF and was renovated/repurposed into a beautiful assisted living and memory care facility. Originally opened in 1900, the detached St. Francis De Sales Church is a magnificent Renaissance style building with approximately 7,456 SF under roof. Both buildings are 100% vacant and, in addition to assisted living, have the right characteristics for a variety of healthcare, mental health, shelter, and other residential uses. Ideal low income housing or historic tax credit redevelopment opportunity!

PROPERTY HIGHLIGHTS

- 52 Units/74 Beds previously licensed for personal and memory care (expired 4/22)
- 307' of Frontage along Charteris Avenue in McKees Rocks
- Historic Property in Federal Opportunity Zone
- 2.279 Acre lot with large fenced in parking lot
- Approx. \$1.5M in renovations under current ownership

FEATURES AND IMPROVEMENTS



LOCATION INFORMATION

MUNICIPALITY	McKees Rocks Borough
STREET ADDRESS	814 Chartiers Avenue
CITY, STATE, ZIP	McKees Rocks, PA 15136
COUNTY	Allegheny

FEATURES & AMENITIES

FEATURES	1 Elevator (needs repairs), commercial kitchen, laundry facility, fully sprinklered, administrative and staff offices, front lobby, code controlled access on each floor
AMENITIES	large common areas on each floor, auditorium, beauty salon, exercise/rec room, koi pond
YEAR BUILT	1901

IMPROVEMENTS 2016-PRESENT (APPROX \$1.5M)

- Complete remodeling and renovation of lobby, hallways, units, and bathrooms
- New flooring and light fixtures
- External and Internal Painting
- Handicap bathrooms installed
- New wi-fi and dish cable
- Call bell system
- Extensive Landscaping

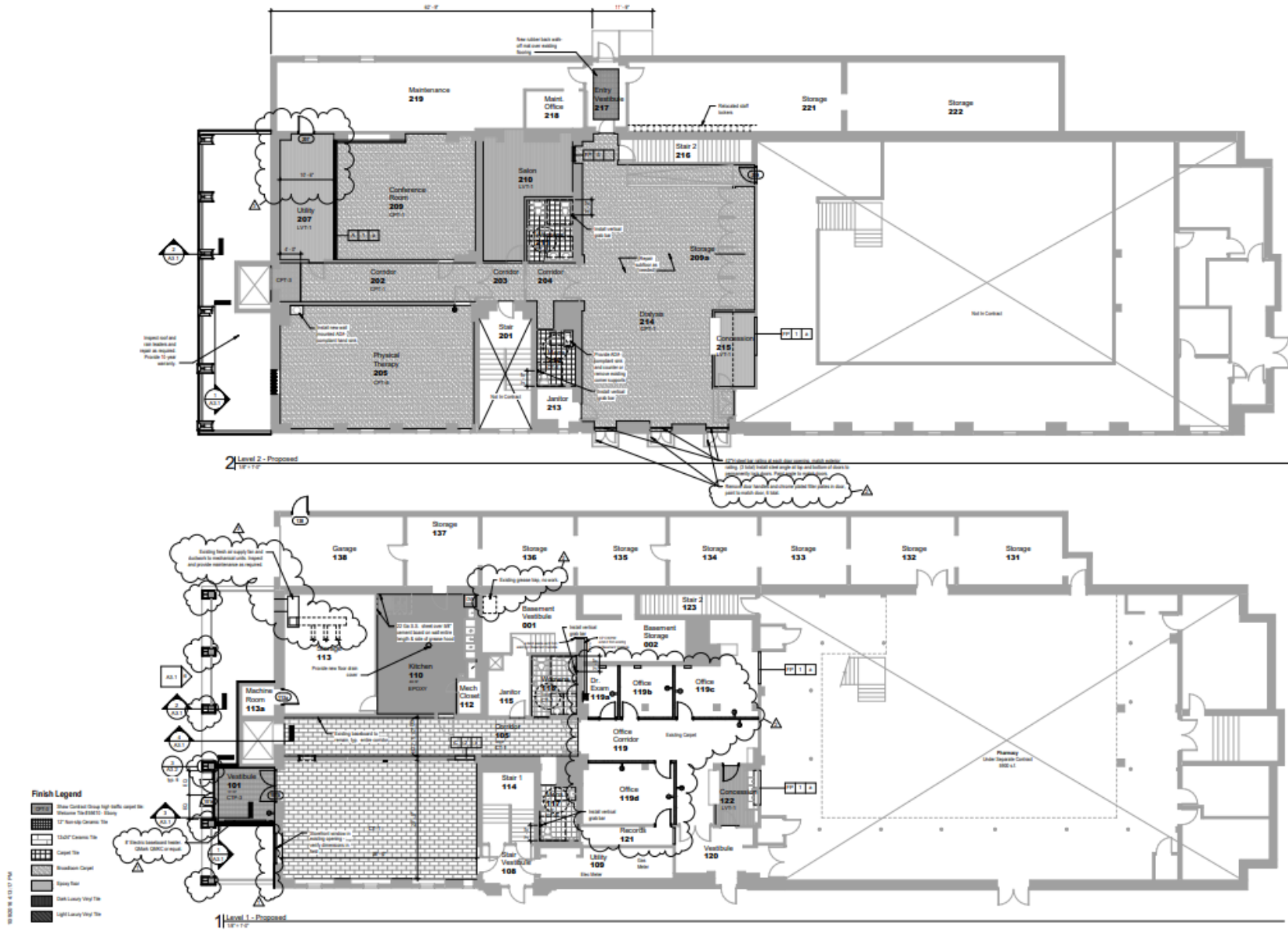
PARISH BUILDING



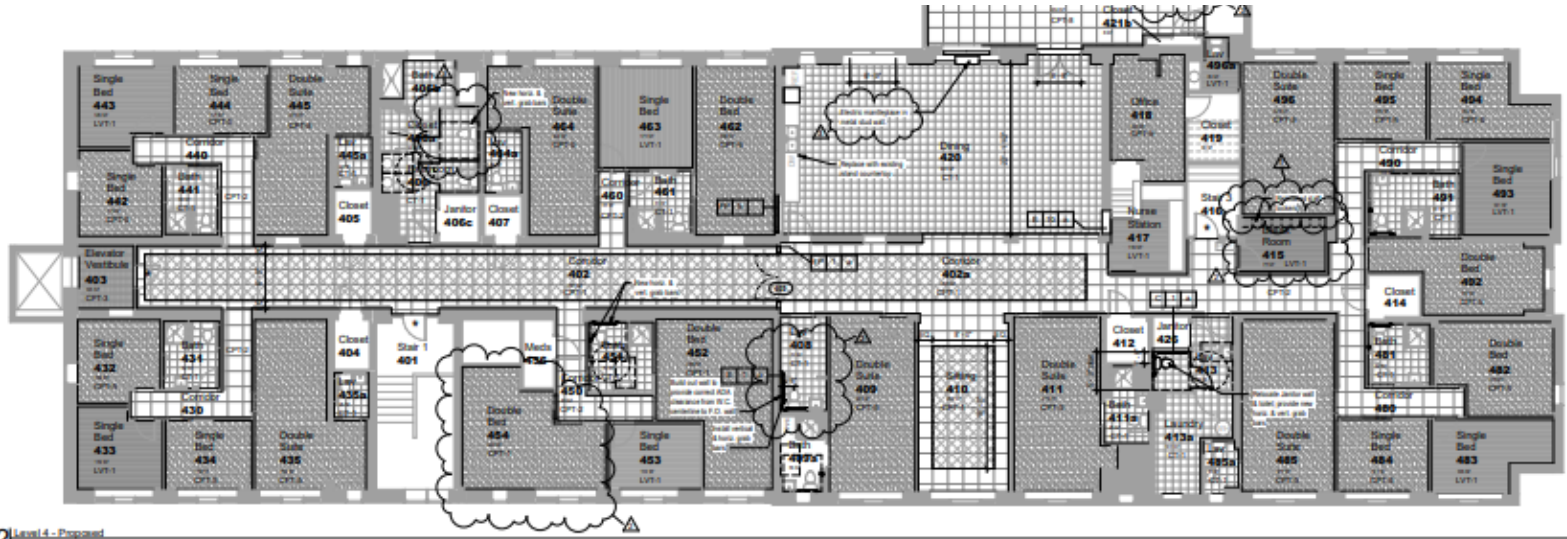
CHAPLE



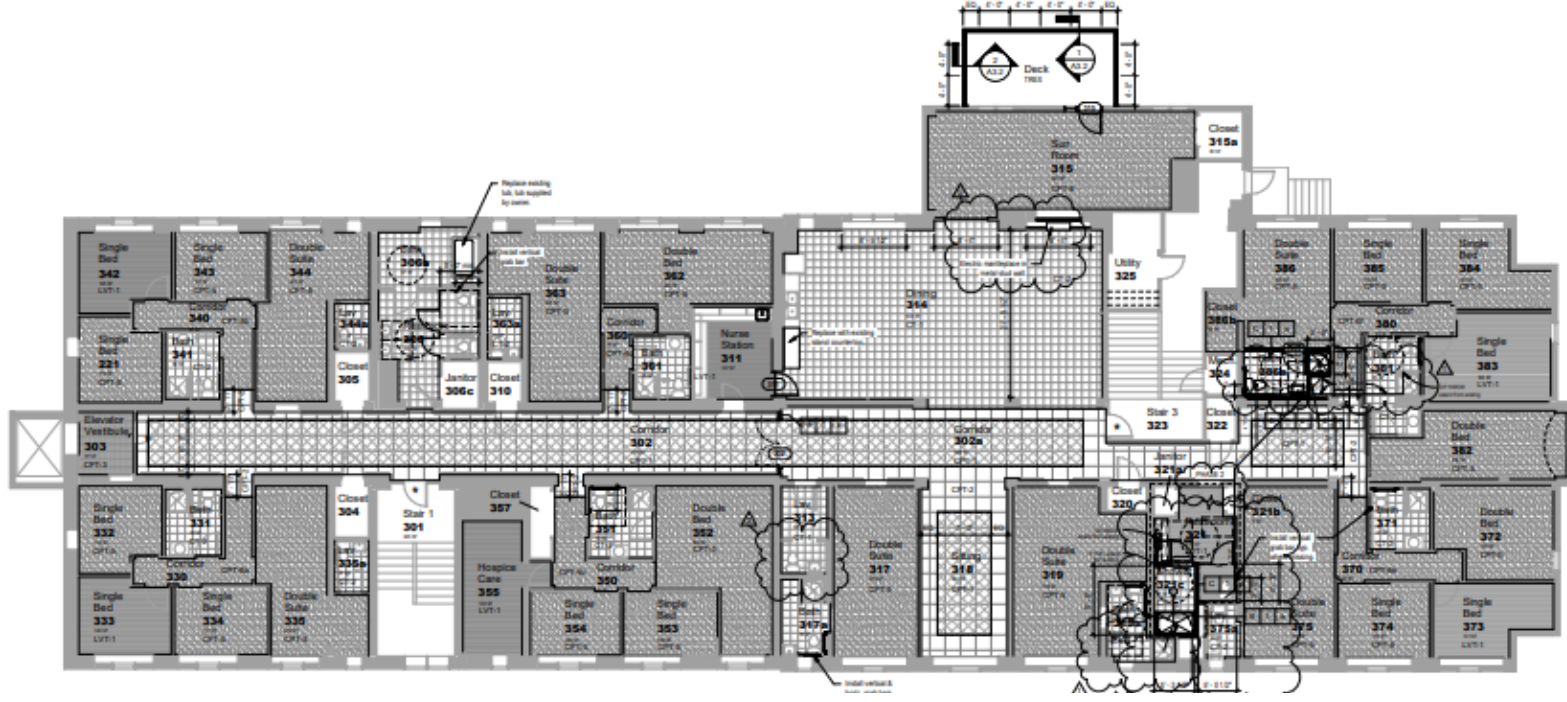
FLOORS 1 & 2



FLOORS 3 & 4



2 Level 4 - Proposed



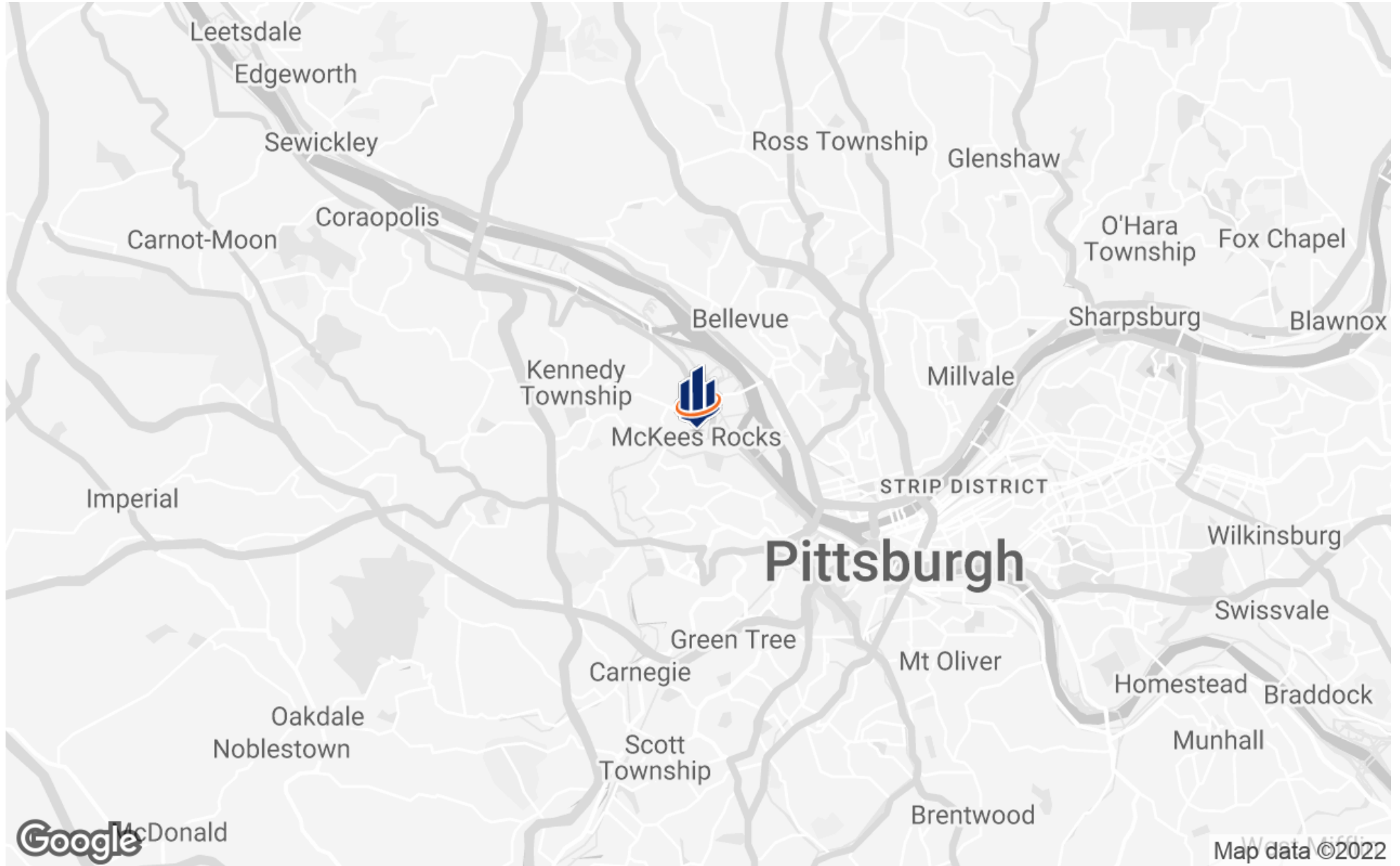
Finish Legend

- 3/4" Ceramic Tile
- 12" x 12" Ceramic Tile
- 12" x 12" Ceramic Tile
- Carpet Tile
- Mediumwood Carpet
- Spray Noe
- Painted Concrete Slab

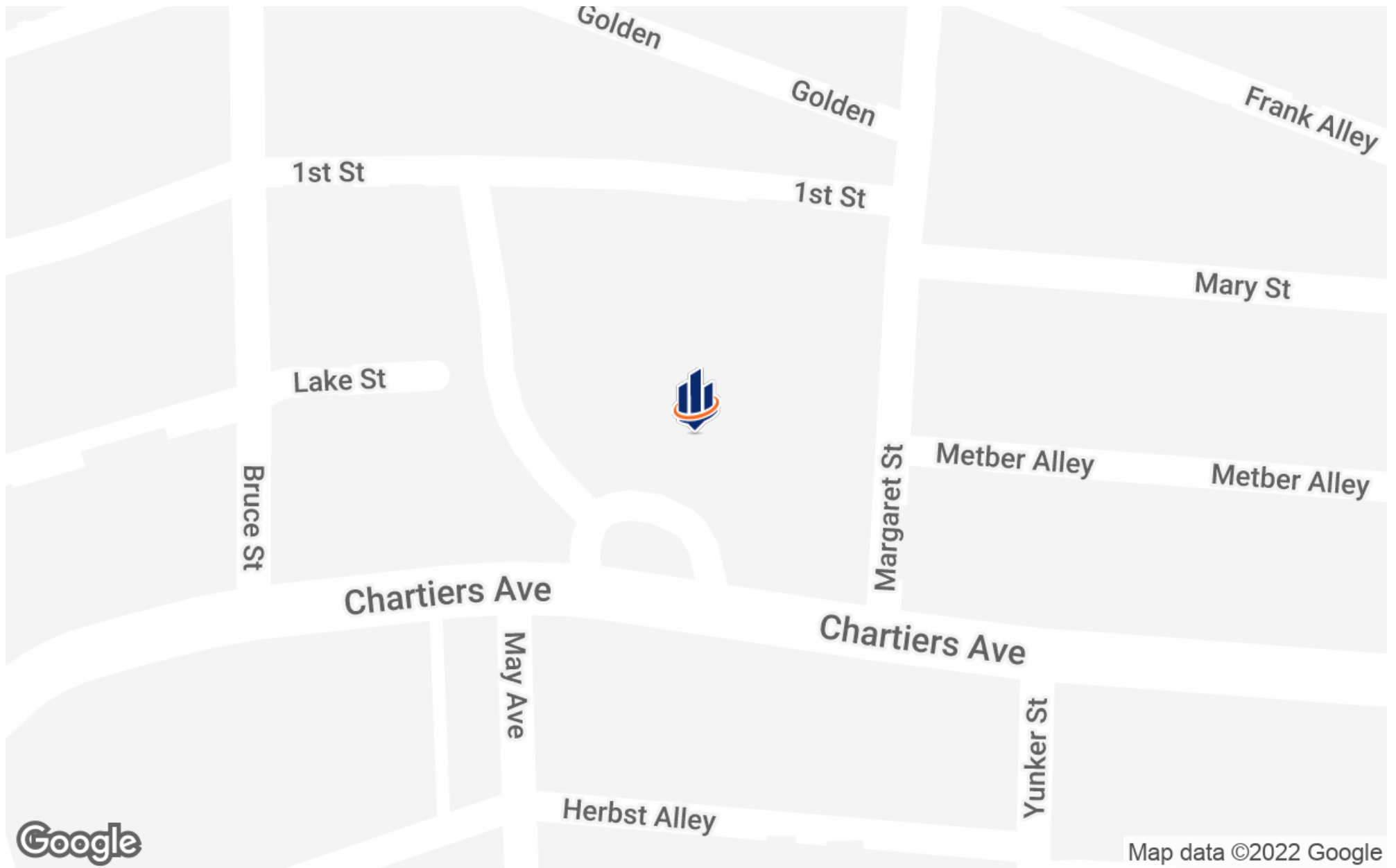


SECTION 2
Location
Information

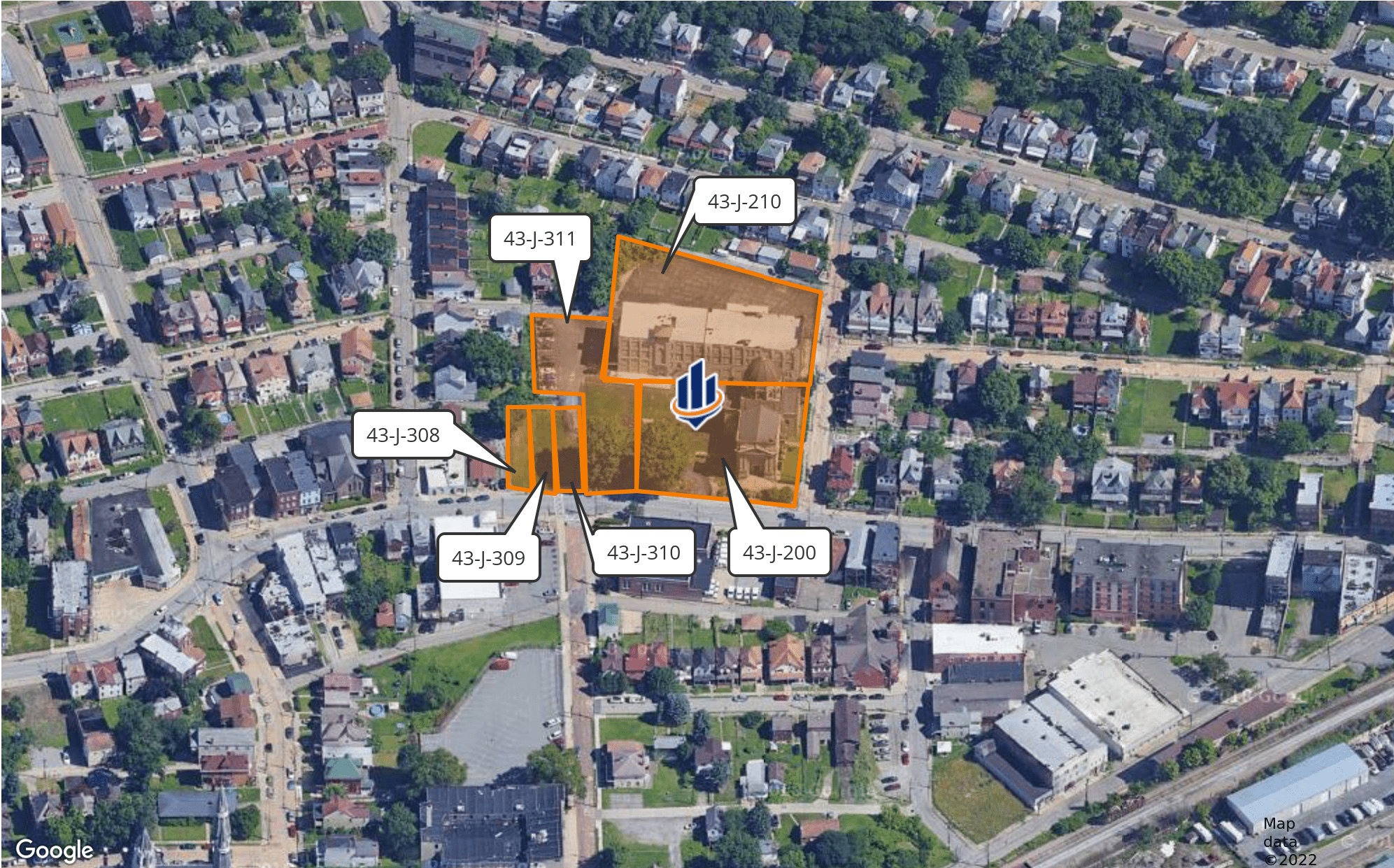
REGIONAL MAP



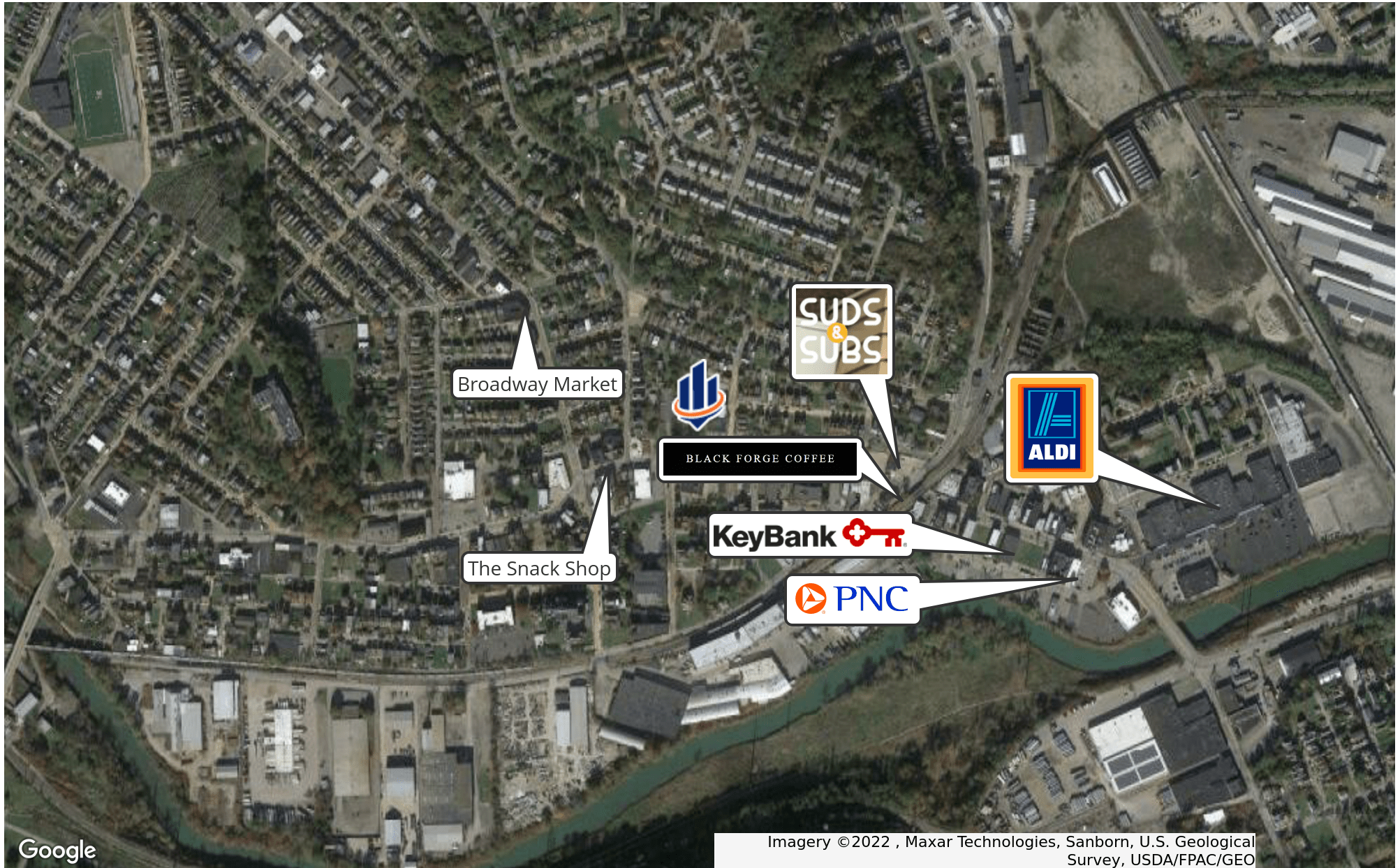
LOCATION MAP



PARCEL MAP



RETAILER MAP



Google

Imagery ©2022 , Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

LOCATION DESCRIPTION

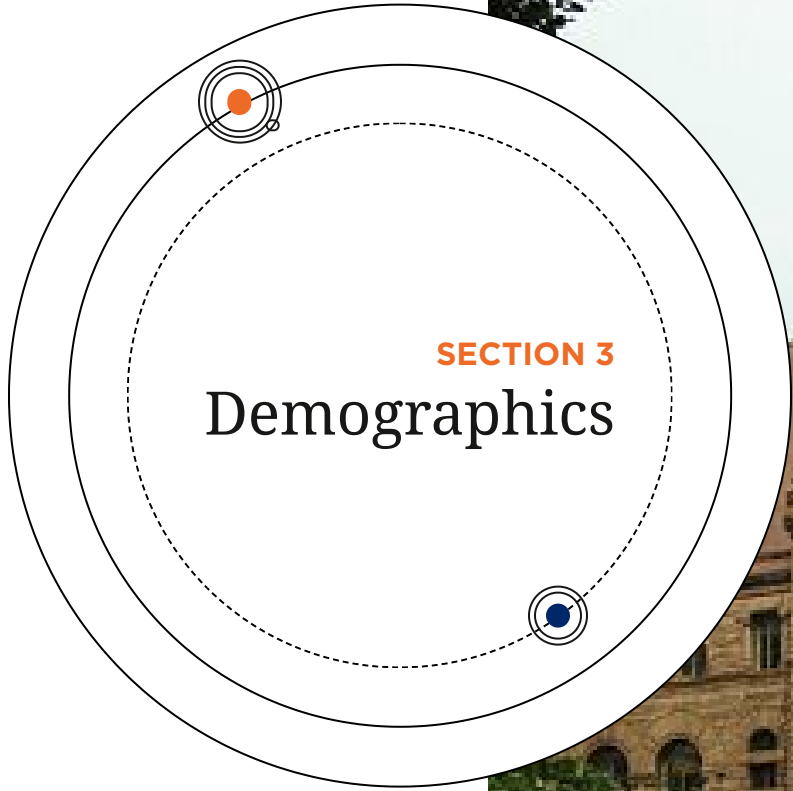


ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

MCKEES ROCKS

McKees Rocks is a borough located in Allegheny County along the south bank of the Ohio River. The borough is home to the McKees Rocks Bridge, which carries traffic between McKees Rocks and Pittsburgh, and is the longest bridge in Allegheny County. McKees Rocks also has one of the largest Indian mounds in the state, built by the Adena and Hopewell peoples before the Europeans entered the area. It is located in the neighborhood referred to as the “Bottoms” and is designated as a National Historic Landmark. In the past, the borough was known for its extensive iron and steel interests, including large railroad machine shops and manufacturers of locomotives, freight and passenger cars.



SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT

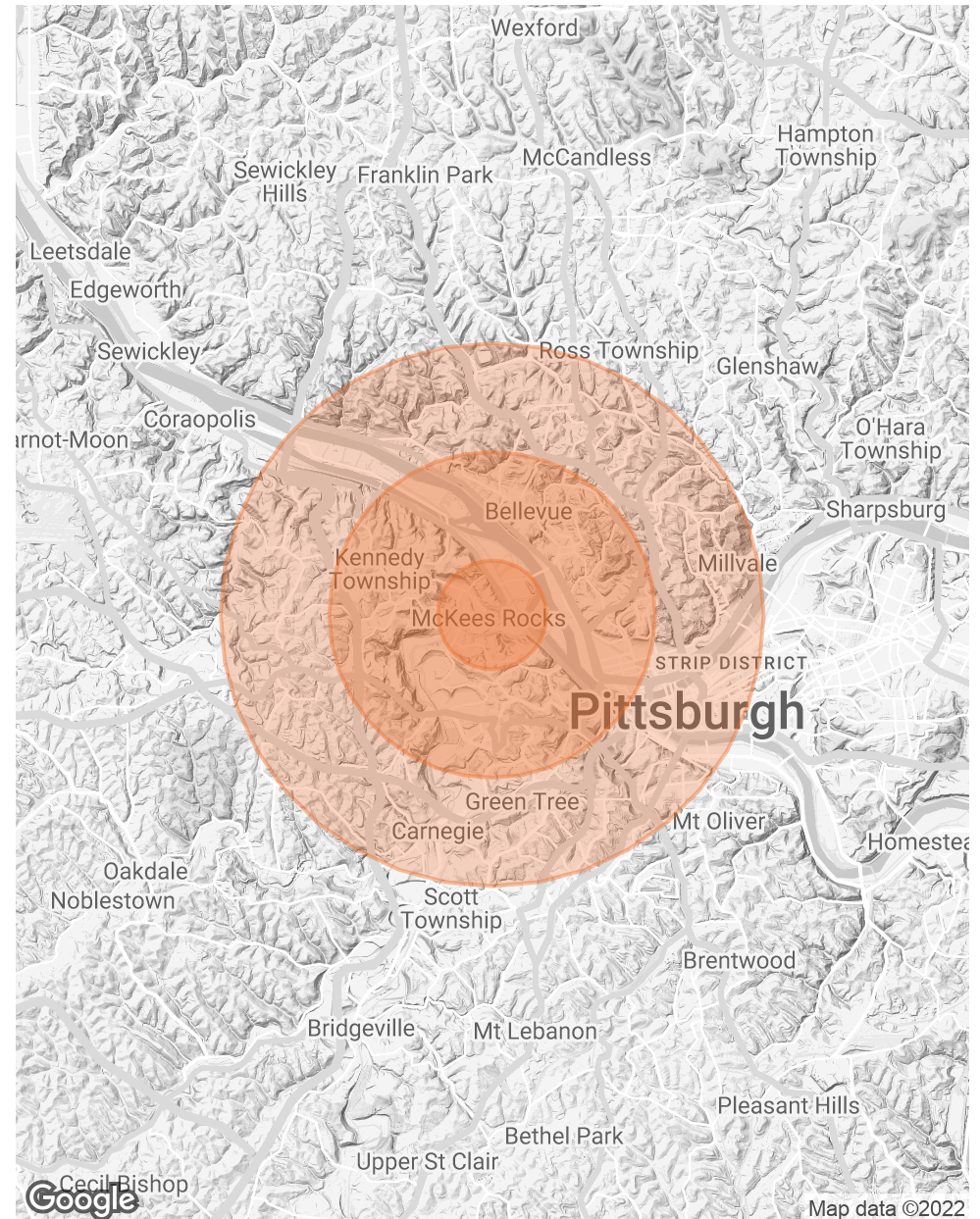
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,836	99,968	235,276
AVERAGE AGE	39.4	40.3	40.2
AVERAGE AGE (MALE)	37.0	38.4	38.2
AVERAGE AGE (FEMALE)	41.1	41.5	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,535	43,533	103,924
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$38,244	\$49,950	\$57,316
AVERAGE HOUSE VALUE	\$73,540	\$112,253	\$127,666

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios

ADVISOR BIO 1



IAN DUPRE

Advisor

ian.dupre@svn.com
Direct: 412.535.8956 | **Cell:** 724.620.7125

PA #RS350195

PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

SVN | Three Rivers Commercial Advisors
6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 2



ALEXANDER DUPRE

Advisor

alex.dupre@svn.com

Direct: 412.535.8063 | **Cell:** 412.726.1095

PA #RS340356

PROFESSIONAL BACKGROUND

Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 3



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: 412.535.5756 | **Cell:** 724.825.3137

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050