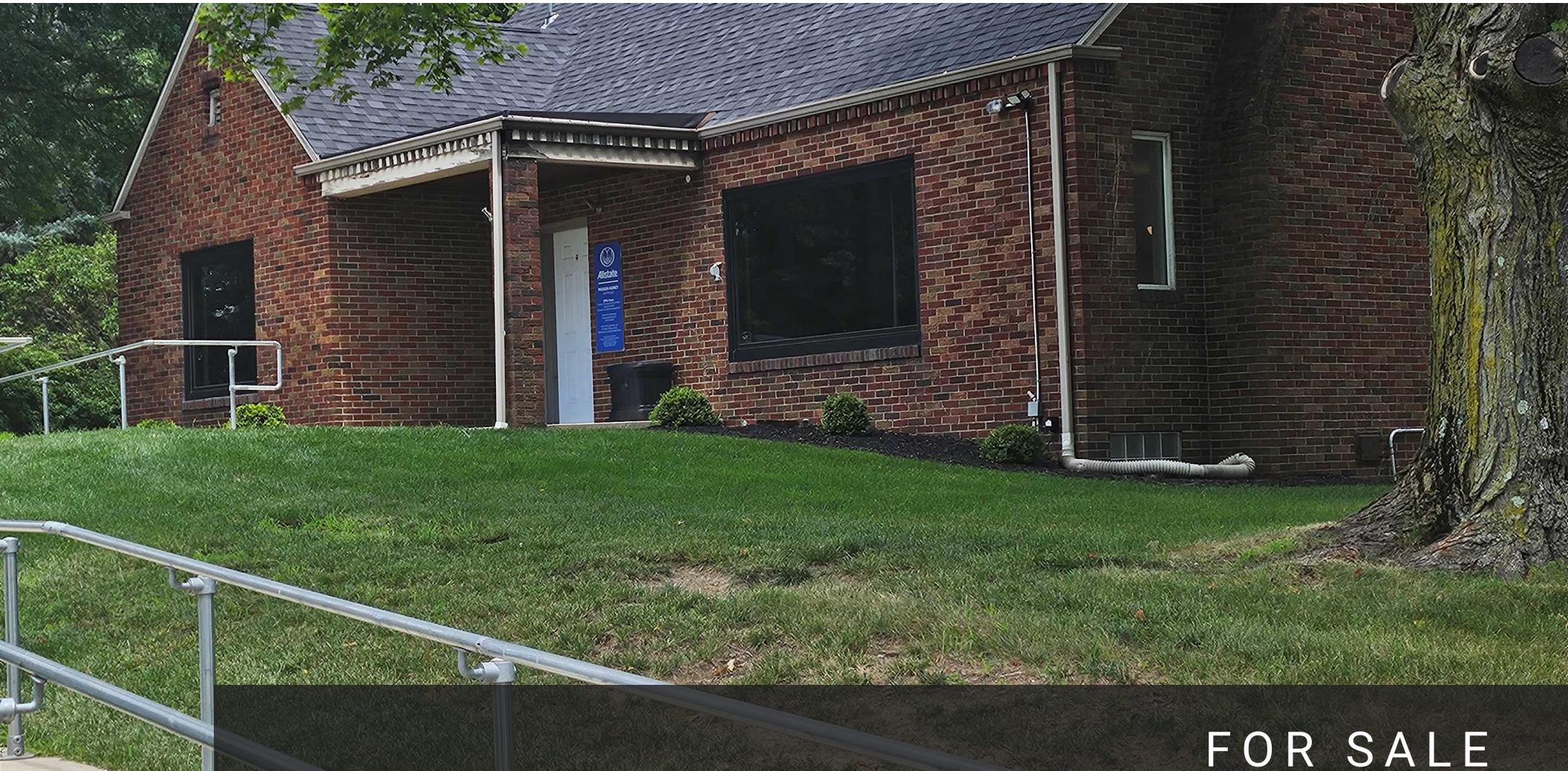


OFFICE FOR SALE

CRANBERRY OFFICE BUILDING

1272 DUTILH ROAD, CRANBERRY TOWNSHIP, PA 16066



KW COMMERCIAL | PITTSBURGH NORTH

1001 Village Run Rd, Suite 200
Wexford, PA 15090



Each Office Independently Owned and Operated

PRESENTED BY:

PHILIP LAMAY, CCIM

Director

O: (412) 933-8500

C: (412) 418-8241

philiplamay@kw.com

RS334825, Pennsylvania

FOR SALE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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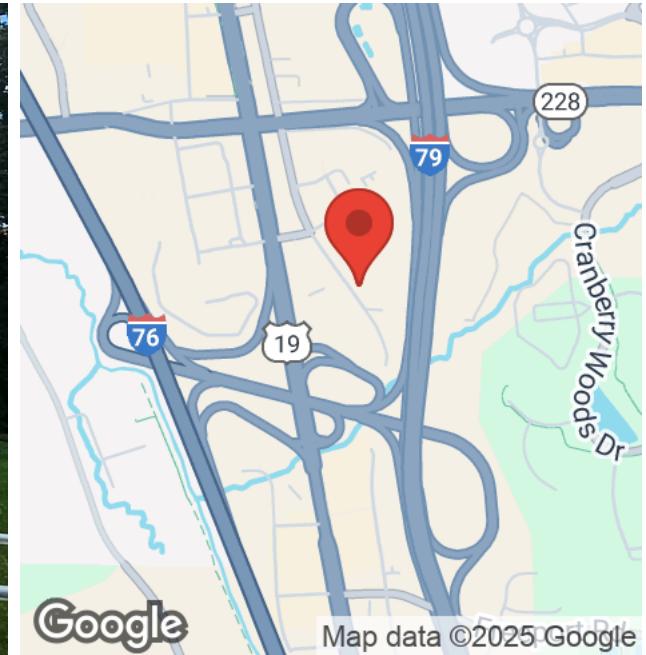
KW COMMERCIAL | PITTSBURGH NORTH



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

1272 DUTILH ROAD



OFFERING SUMMARY

PRICE:	\$550,000
BUILDING SF:	2,800
PRICE / SF:	\$196.00/SF
FLOORS:	2
AVAILABLE SF:	2800
LOT SIZE:	0.86 Acres
YEAR BUILT:	1957
RENOVATED:	2022
BUILDING CLASS:	B
PARKING:	8 surface parking spaces
PARKING RATIO:	2.8

PROPERTY OVERVIEW

Fully ADA Compliant inside and out
New roof in 2025
1 mile from I-79
Garage on lower level

Property Description

KW Commercial is pleased to present this 2,800 SF office building in the heart of Cranberry Township next to UPMC Cranberry Hospital. Currently owned and occupied by an insurance professional, the building was recently updated to receive occupancy by Cranberry Township by adding a complete ADA compliant ramp from the parking lot into the building, updated the 1st floor bathroom to be ADA compliant, and installed new commercial-grade front windows. The roof was replaced in 2025. The 2nd floor has 3 offices and a full bathroom. Three offices on the 1st floor and full kitchen. One car garage at the basement level.

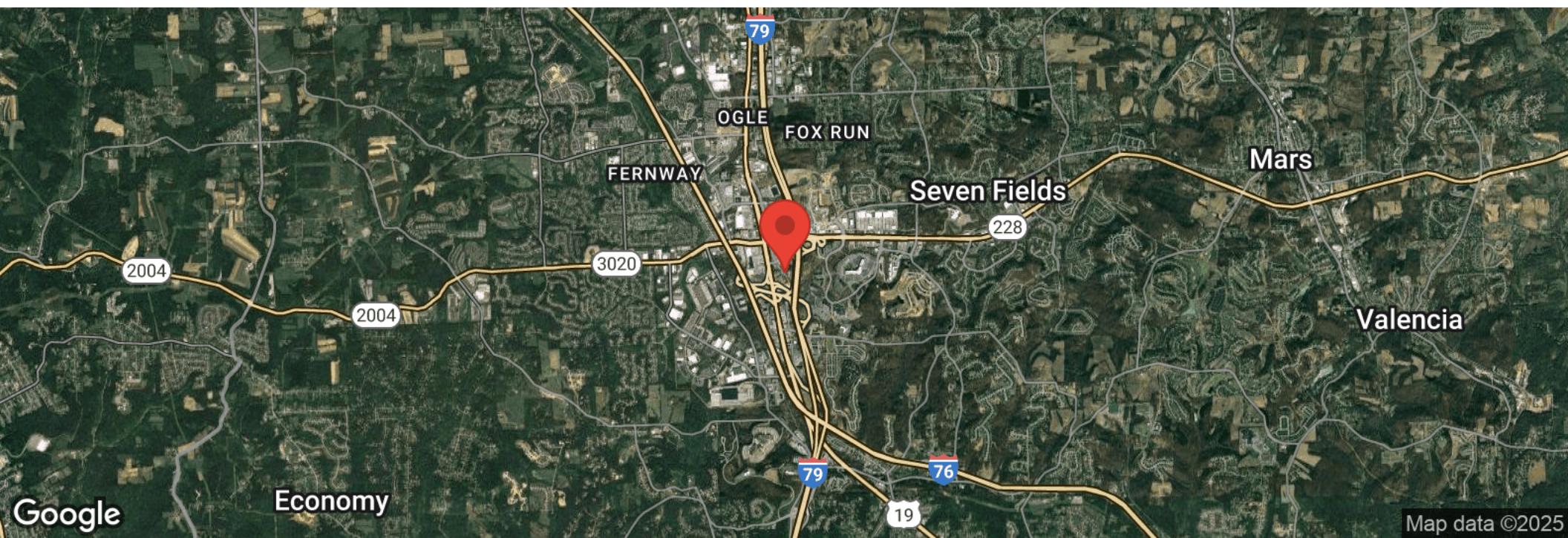
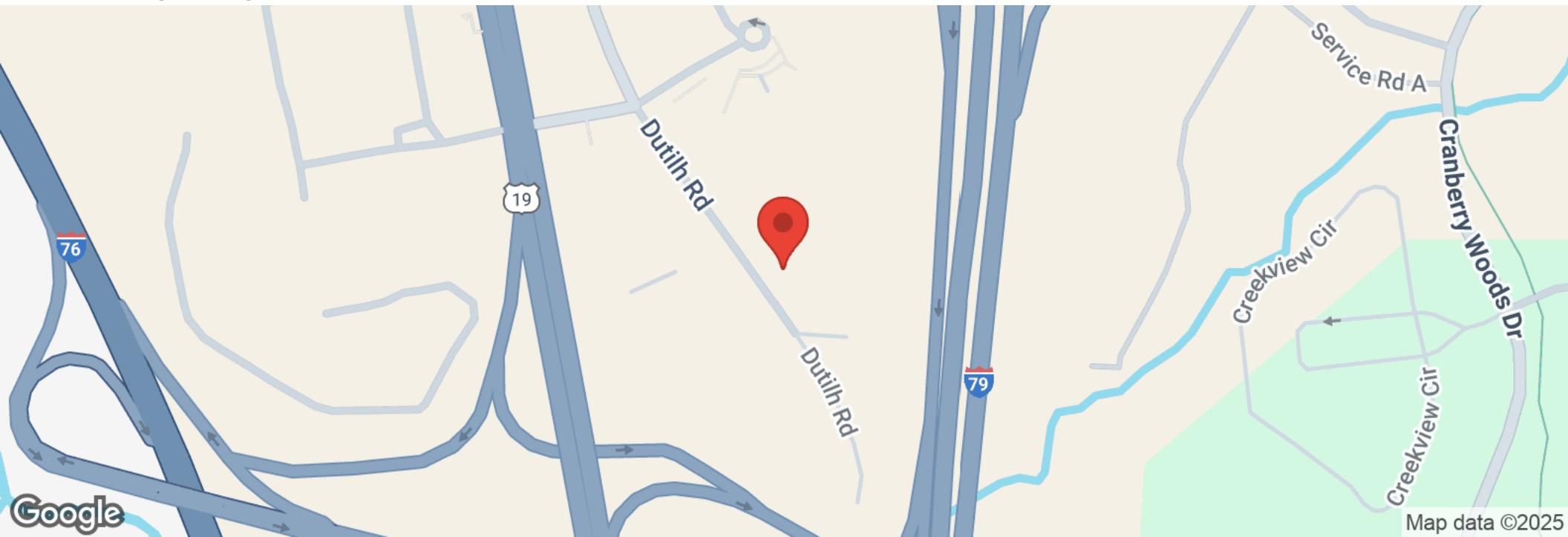
PROPERTY HIGHLIGHTS

- Special Use Zoning (SP-1) allows for flexible use
- Current owner received full occupancy permits for office use by installing a fully ADA compliant exterior ramp, ADA bathroom on the 1st floor, new commercial windows on the front, paved parking lot with ADA compliant parking spaces.
- Located in Cranberry Township, the fastest growing community in Pennsylvania



LOCATION MAPS

1272 DUTILH ROAD



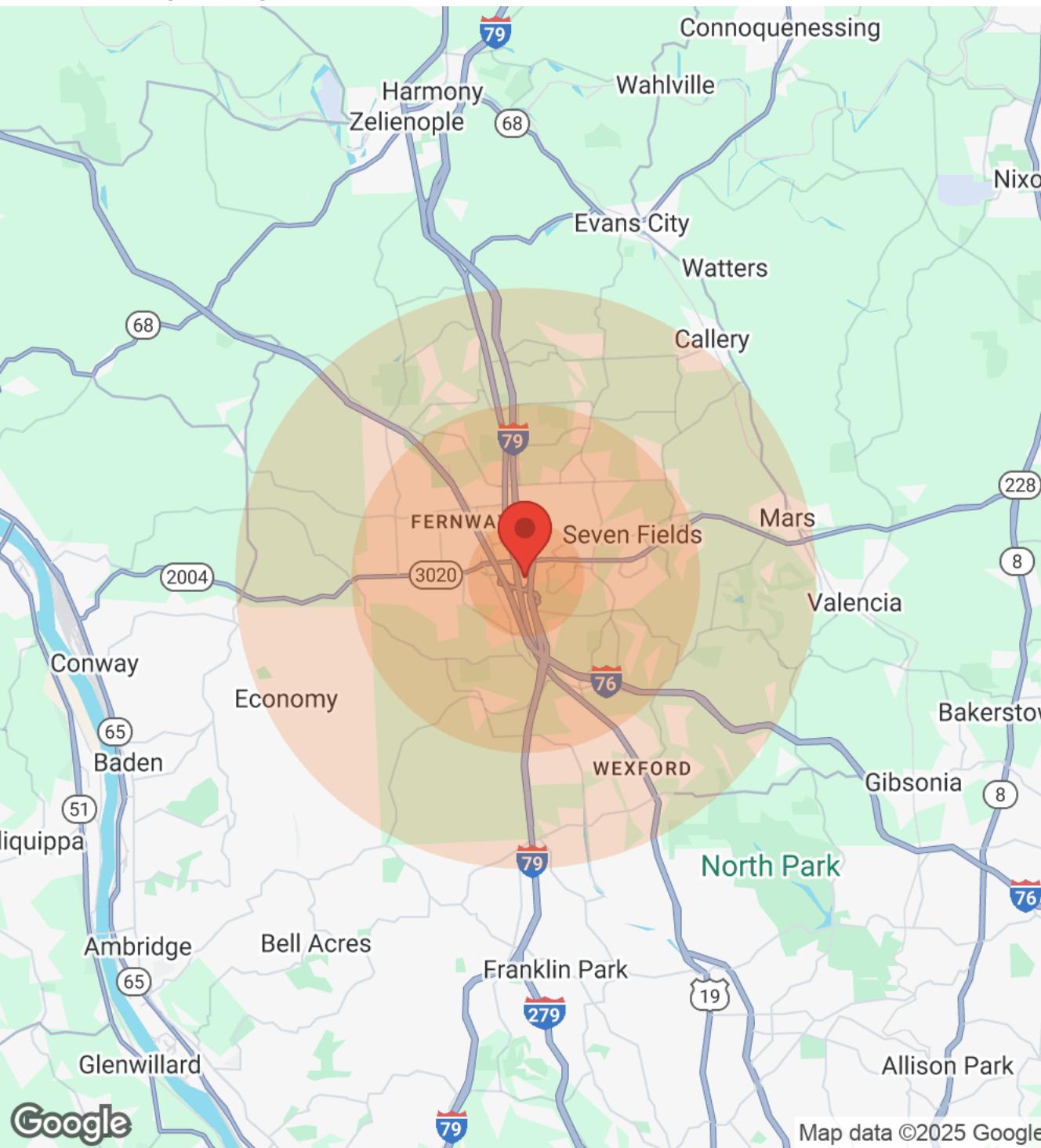
BUSINESS MAP

1272 DUTILH ROAD



DEMOCRAPHICS

1272 DUTILH ROAD



Population	1 Mile	3 Miles	5 Miles
Male	703	13,679	33,153
Female	697	14,476	34,857
Total Population	1,400	28,155	68,010

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	161	5,480	13,025
Ages 15-24	129	4,339	10,780
Ages 25-54	591	11,059	24,955
Ages 55-64	232	3,658	9,113
Ages 65+	287	3,619	10,137

Income	1 Mile	3 Miles	5 Miles
Median	\$71,402	\$87,183	\$96,339
< \$15,000	30	322	1,029
\$15,000-\$24,999	50	496	1,211
\$25,000-\$34,999	22	671	1,473
\$35,000-\$49,999	48	1,012	2,265
\$50,000-\$74,999	184	2,024	3,859
\$75,000-\$99,999	93	1,545	3,388
\$100,000-\$149,999	118	2,613	5,703
\$150,000-\$199,999	12	985	2,943
> \$200,000	N/A	959	3,299

Housing	1 Mile	3 Miles	5 Miles
Total Units	606	11,092	25,920
Occupied	584	10,531	24,644
Owner Occupied	448	8,549	20,579
Renter Occupied	136	1,982	4,065
Vacant	22	561	1,276