

OFFERING MEMORANDUM

**For Sale | Former
Headquarters for
Standard Bank**

2640 MONROEVILLE BLVD

Monroeville, PA 15146

PRESENTED BY:

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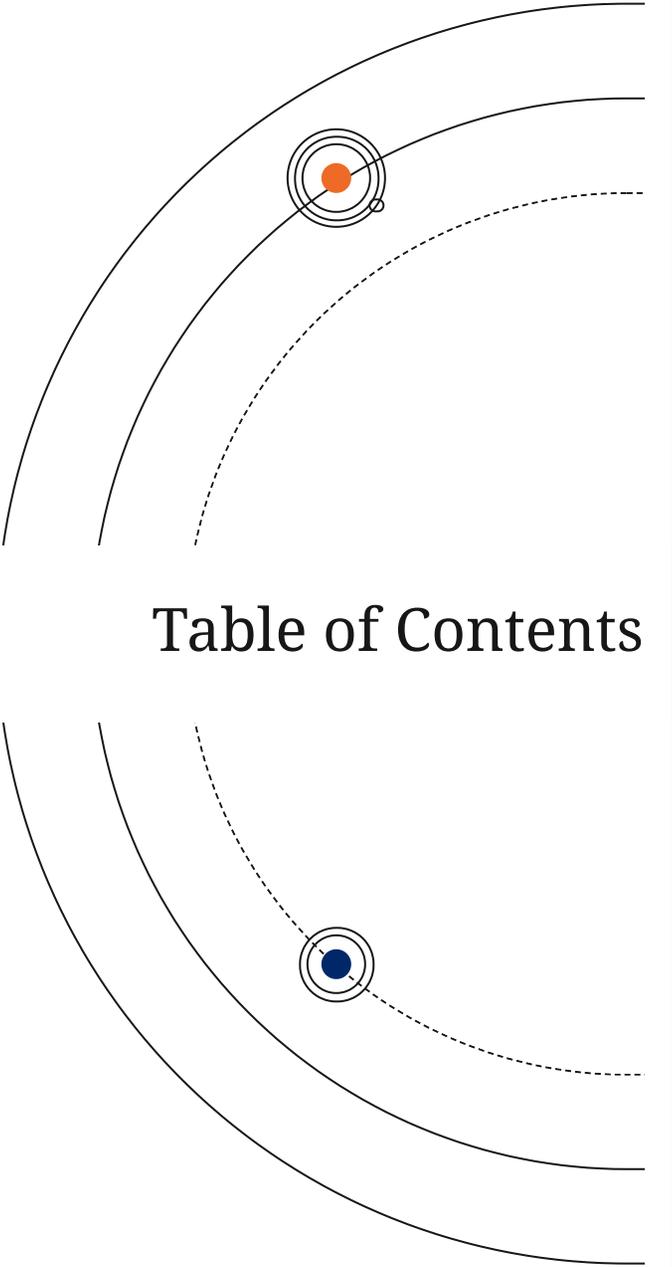


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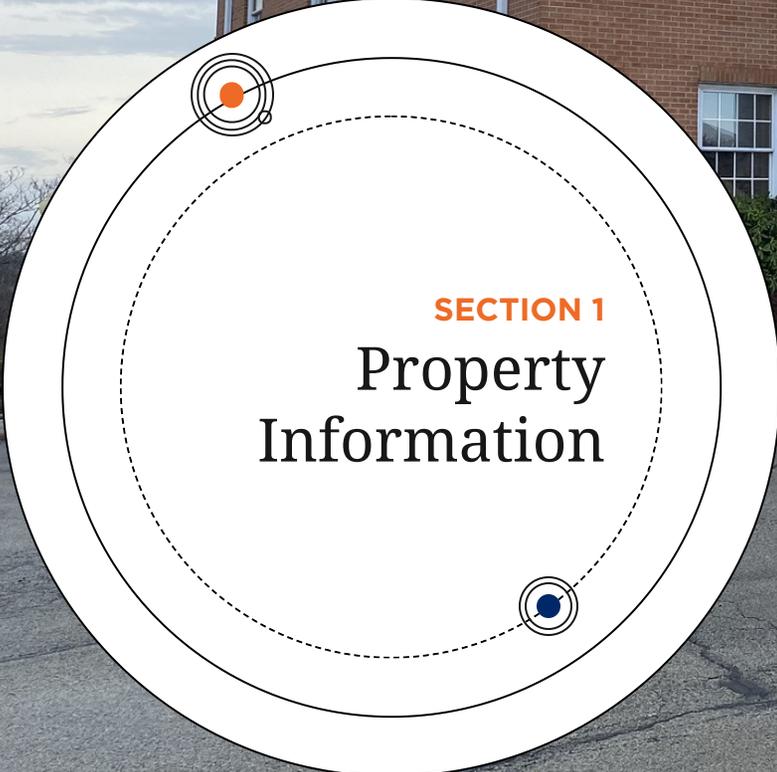
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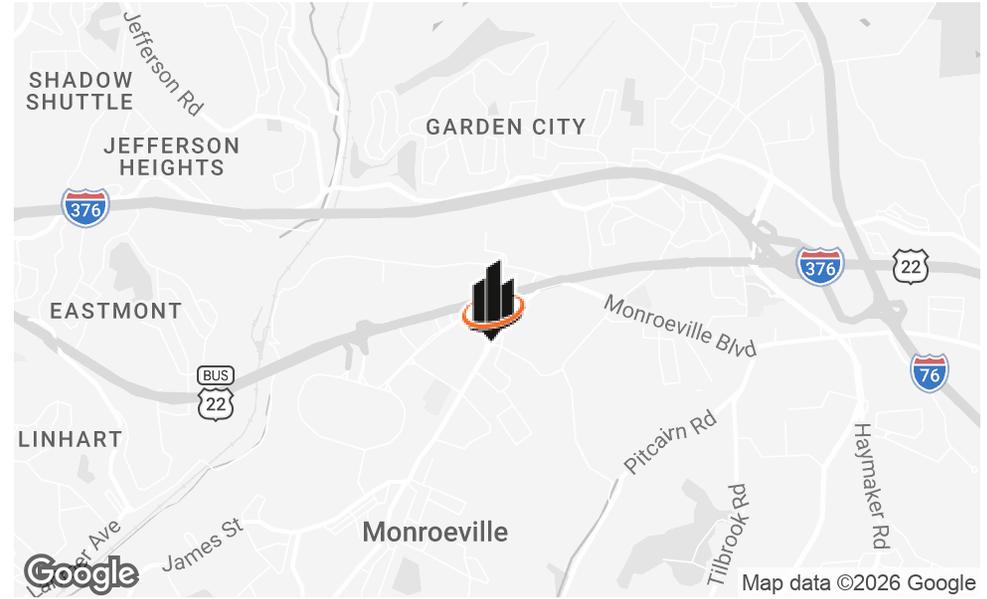
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
BUILDING SIZE:	9,108 SF
LOT SIZE:	1.004 Acres
PRICE / SF:	\$120.77
MARKET:	Pittsburgh
SUBMARKET:	Monroeville
PARCEL:	0639-D-00086-0000-00

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale 2640 Monroeville Blvd in Monroeville, PA. The former Dollar Bank consists of 9,108 SF over two floors with ample parking. Strategically situated in a high-traffic retail corridor, the site features a convenient drive-thru and ample parking with 40 surface spaces. With 224 feet of frontage on Monroeville Blvd, this property offers exceptional visibility and accessibility for retail investors.

PROPERTY HIGHLIGHTS

- Roof replaced in 2019
- Drive thru
- Ample parking with 40 surface spaces
- Located in a retail corridor
- 224' of footage on Monroeville Blvd

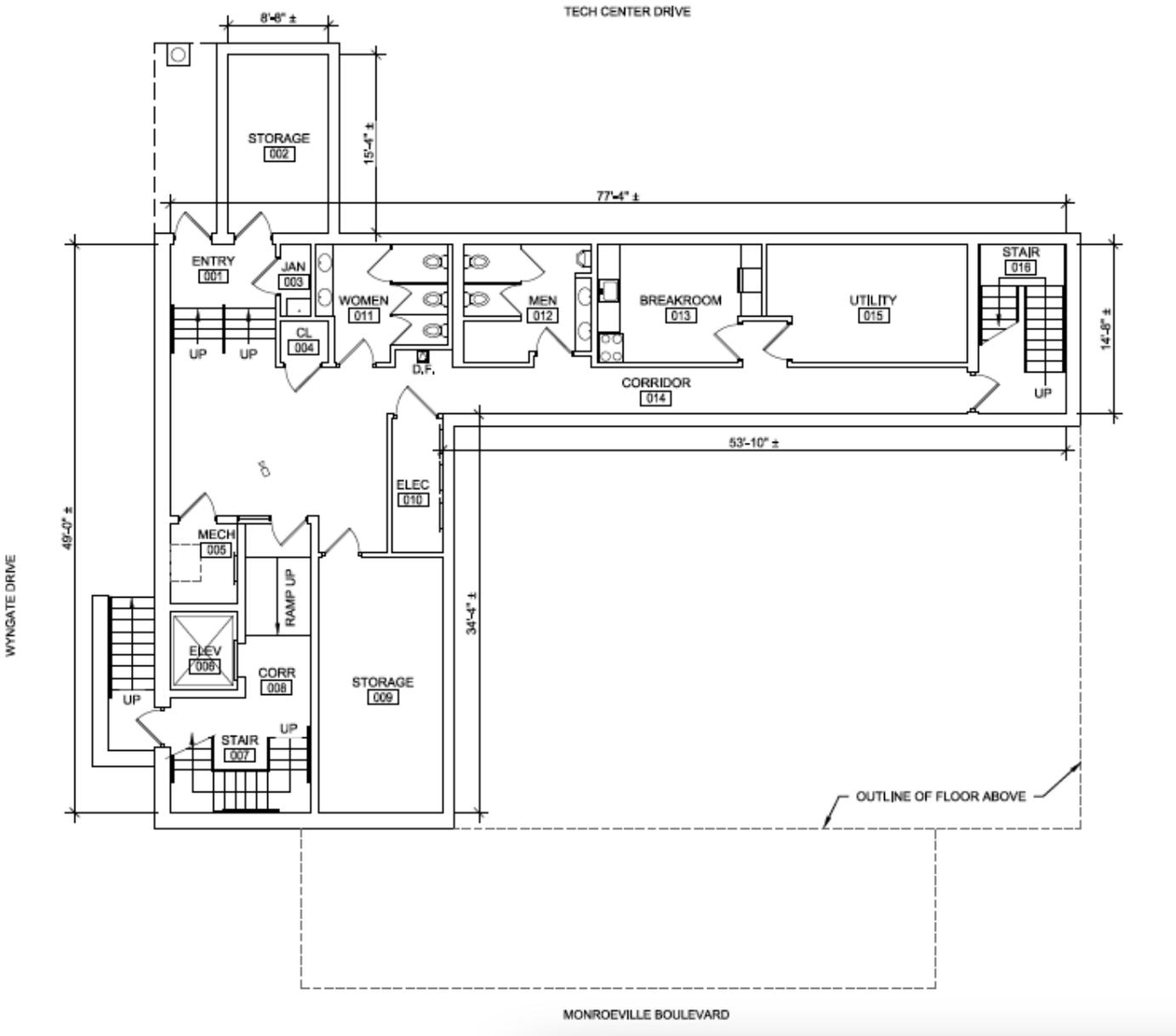
ADDITIONAL PHOTOS



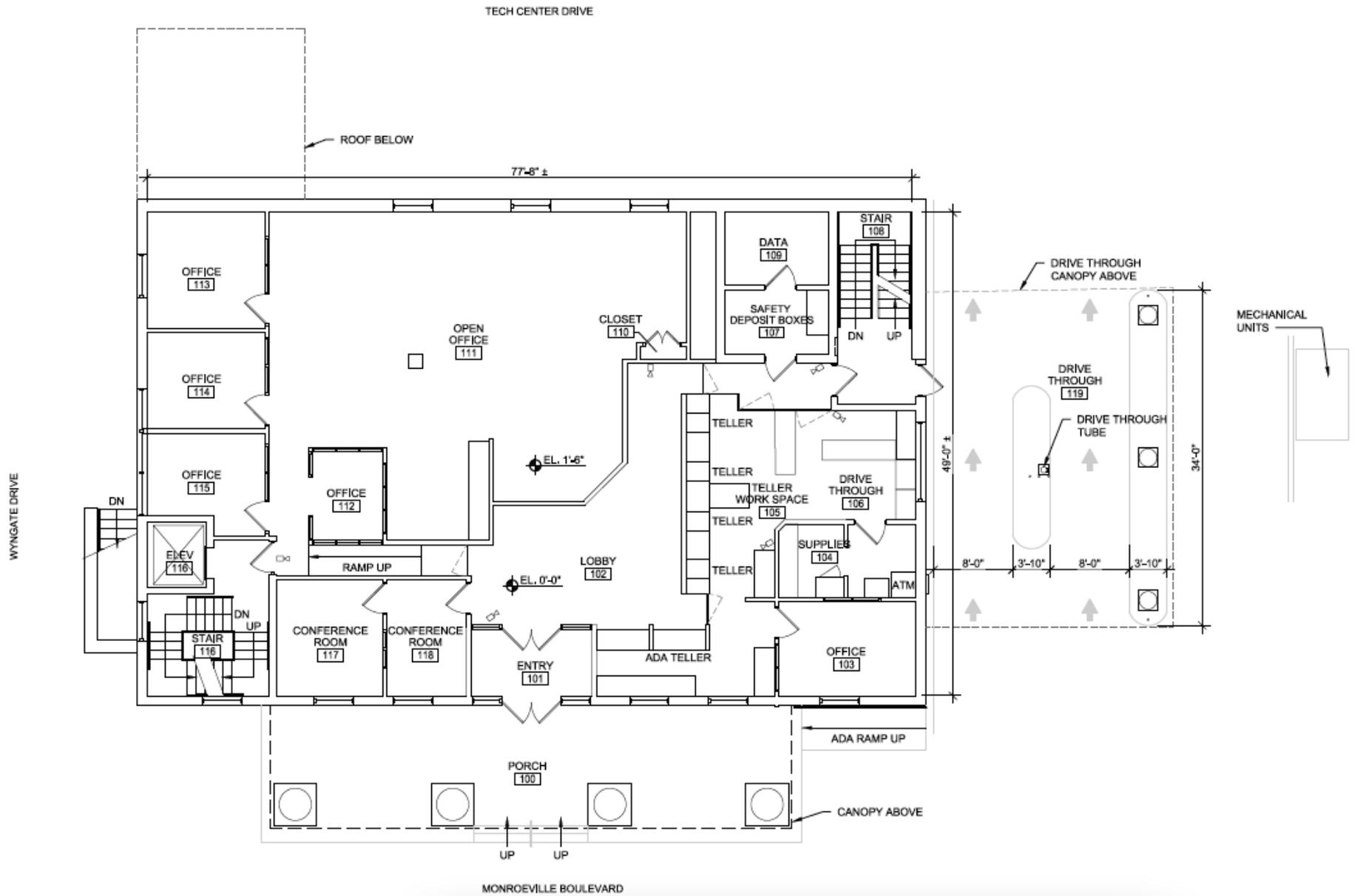
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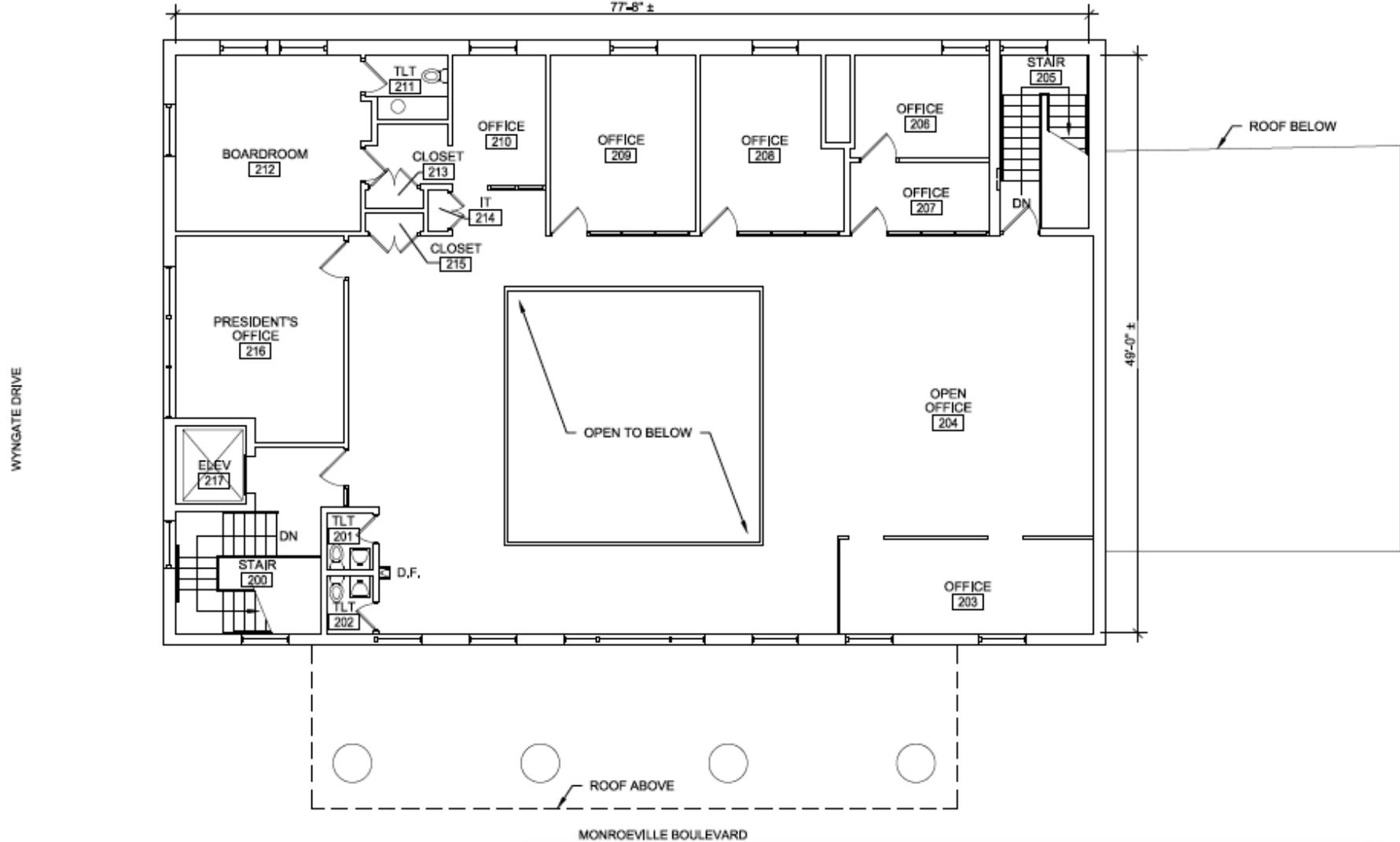
FLOOR PLAN | BASEMENT



FLOOR PLAN | FIRST FLOOR



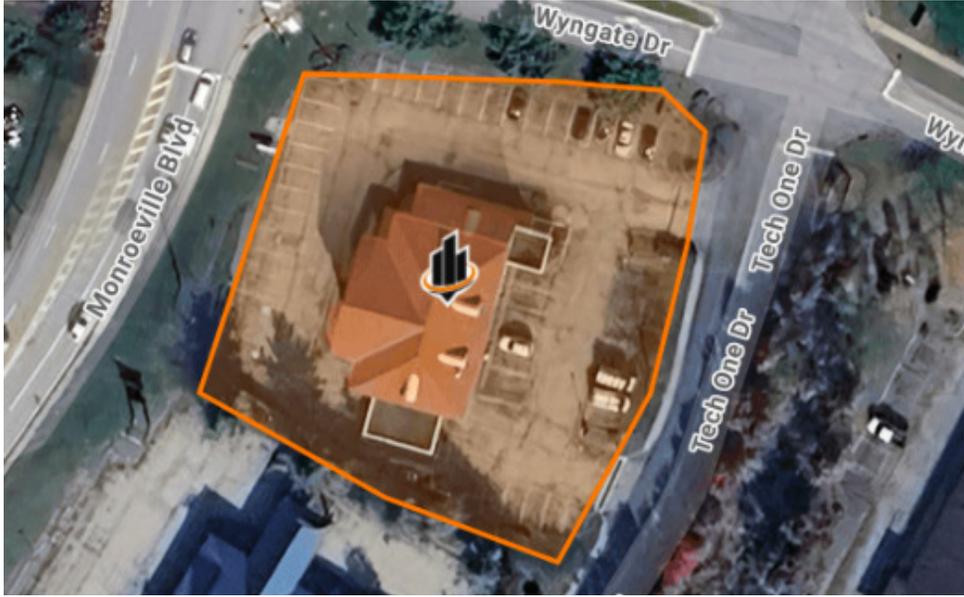
FLOOR PLAN | SECOND FLOOR



EQUIPMENT LIST

Equipment	Description	Type	Template	Manuf.	Model/Serial	Installed Date	Maint. Start Date	Last Service Date	Next PM Due Date	Est. Life (Year)	Notes
AIR HANDLER	AIR HANDLER			CARRIER	40RS012560/59267					15.00	MANUFACT 2009
AIR HANDLER #2	AIR HANDLER			CARRIER	40RS012561/59267					15.00	MANUFACT 2009
AIR HANDLER #3	AIR HANDLER			CARRIER	40RS012561/59266					15.00	MANUFACT 2009
Backflow Device(s)		Backflow	Backflow				Nov 1, 2024			0.00	
Baseboard		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
BOILER	BOILER			PEERLES	G-1261-W1/61-31880-0685					15.00	IN BOILER R
CARRIER HVAC TOUCH PAD CONTROL	Asset 3579	HVAC	HVAC	Carrier		Apr 9, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Chiller	Parking Lot	HVAC	HVAC	Carrier			Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CHILLER #1	CHILLER			CARRIER	30RAP0255JA08100/1316Q56154					20.00	ON ROOF. MANUFACT
CHILLER MODULE	Asset 3575	HVAC	HVAC	Carrier		Apr 23, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CHILLER PUMP	Asset 3582	HVAC	HVAC	Carrier		Jun 2, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
CIRCULATION PUMPS, HVAC	Asset 3573	HVAC	HVAC	Carrier		Mar 23, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
COMBUSTION AIR FAN ASSEMBLY	Asset 3005	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Elevator	Inspection & Repair - OTIS	Elevator	Elevator				Nov 1, 2024			0.00	
Exhaust fan(s)		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Hot Water Tank ELECTRIC 20 GAL	Asset 2663	Hot Water Tank	Hot Water Tank			Nov 19, 2012	Nov 1, 2024			0.00	
HVAC SYSTEM, BLOWER MOTOR	Asset 3395	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
HVAC SYSTEM, ELECTRONIC CONTROLL	Asset 2886	HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
HVAC, TOUCHPAD	Asset 3581	HVAC	HVAC	Carrier		Jun 2, 2021	Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
PUMP	PUMP			B & g	903584					10.00	IN BOILER R
PUMP #2	PUMP			ARMSTRONG	FR56CZ					10.00	IN BOILER R
Roof - EPDM		Roof	Roof				Nov 1, 2024			0.00	
Roof - Standing Seam Metal		Roof	Roof				Nov 1, 2024			0.00	
SPLIT SYSTEM	SPLIT SYSTEM			FUJITSUASU36R LXB						15.00	
Wall Heater		HVAC	HVAC				Nov 1, 2024	Oct 29, 2024	May 31, 2026	0.00	
Water Heaters (2) Instantaneous	Asset 2180 - Server Room Basement	Hot Water Tank	Hot Water Tank			Jun 25, 2008	Nov 1, 2024			0.00	
Water Main Shut-off	Server Room Basement	Shut Off Valves	Shut Off Valves				Nov 1, 2024			0.00	
Water Meter	Server Room Basement	Meters	Meters				Nov 1, 2024		Feb 28, 2026	0.00	

TAX ASSESSMENT

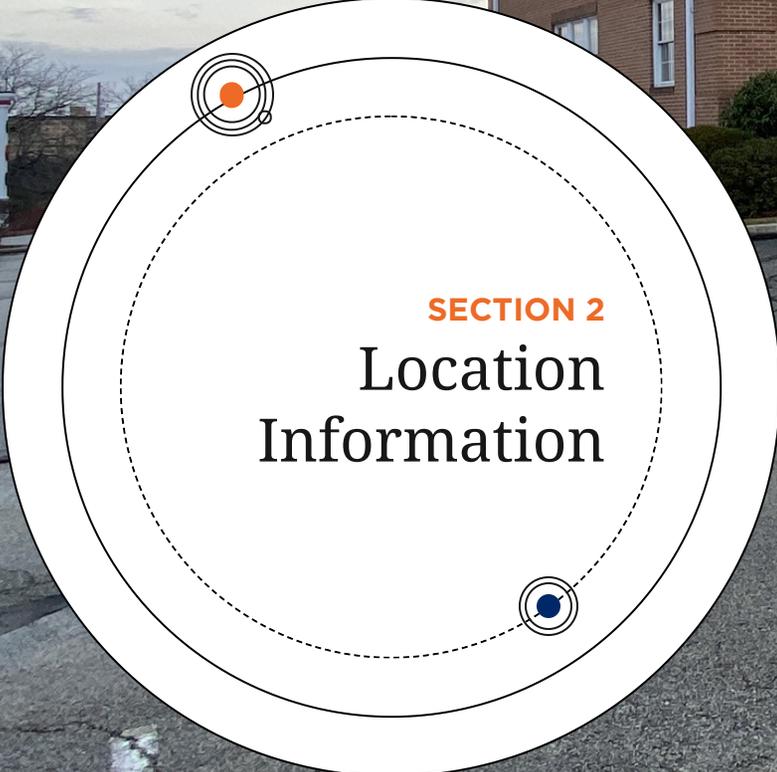


2026 COUNTY ASSESSED VALUE

	VALUE
LAND VALUE	\$351,200
BUILDING VALUE	\$1,056,700
TOTAL VALUE	\$1,407,900

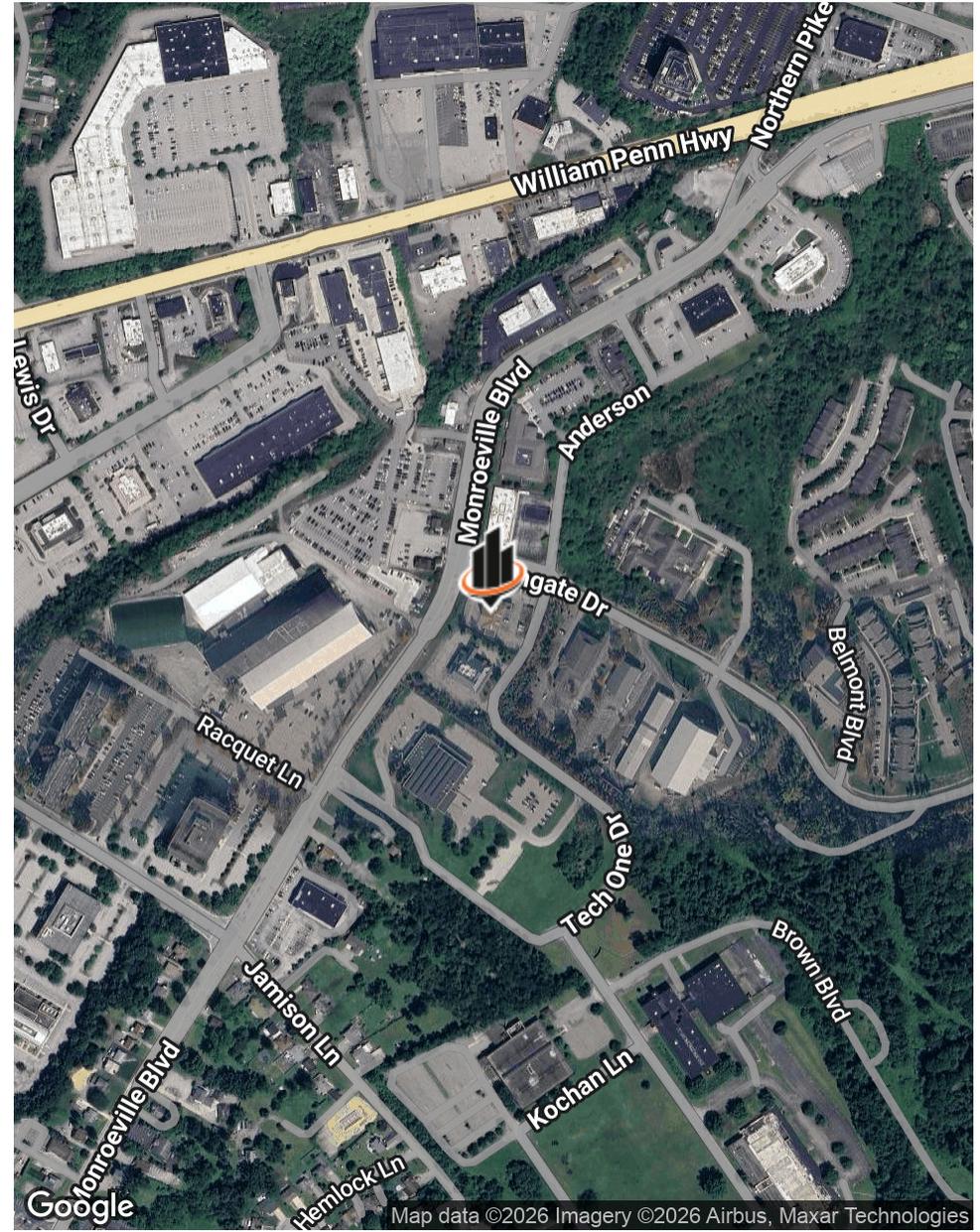
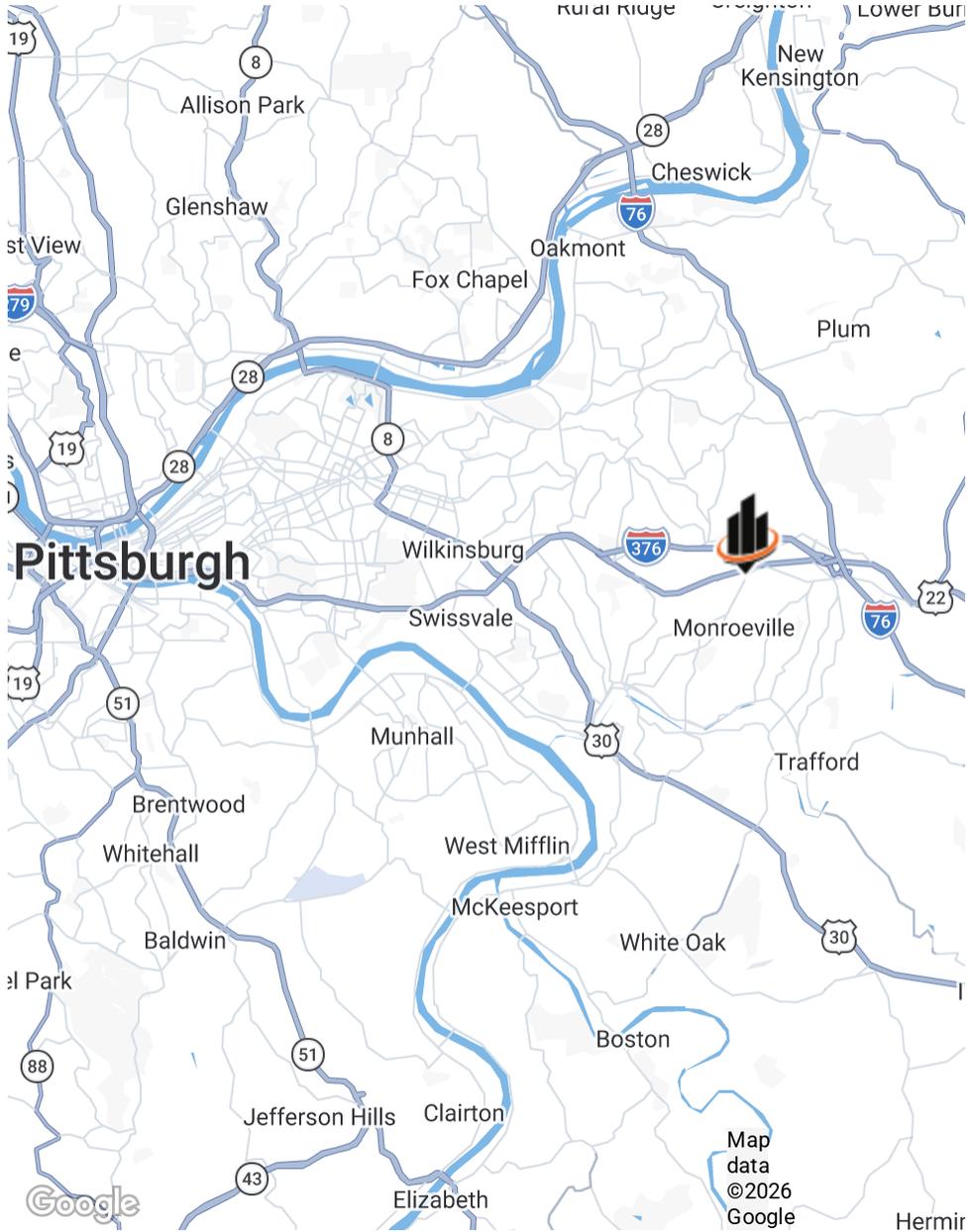
TAX CALCULATION

	ASSESSED VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
ALLEGHENY COUNTY	\$1,407,900	6.4300	0.00643	\$9,052.80	\$8,871.74	\$739.31
MONROEVILLE MUNICIPALITY	\$1,407,900	5.5000	0.00550	\$7,743.45	\$7,588.58	\$632.38
GATEWAY SCHOOL DISTRICT	\$1,407,900	25.2718	0.02527	\$35,580.17	\$34,868.56	\$2,905.71
TOTAL				\$52,376.41	\$51,328.89	\$4,277.41

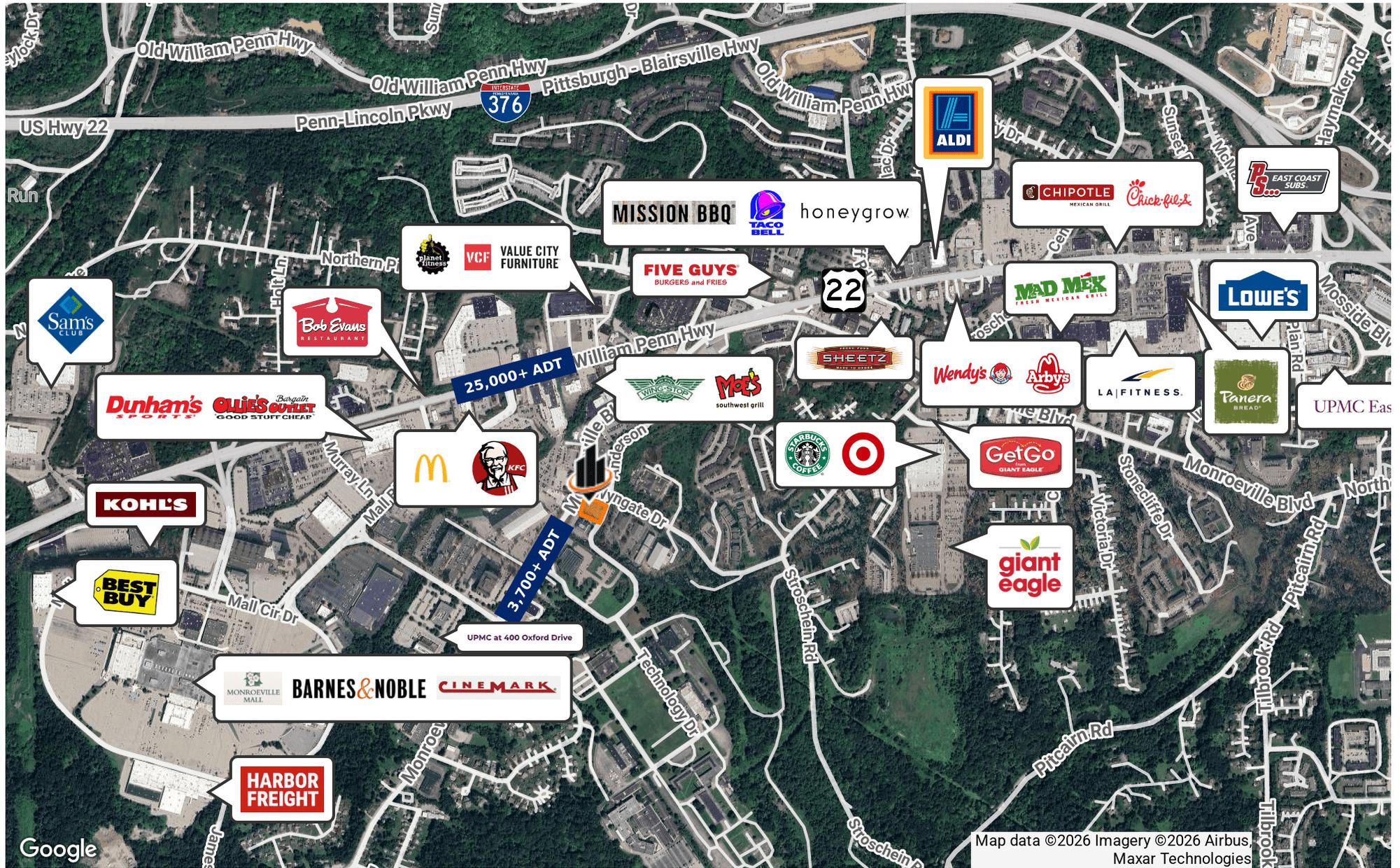


SECTION 2
Location
Information

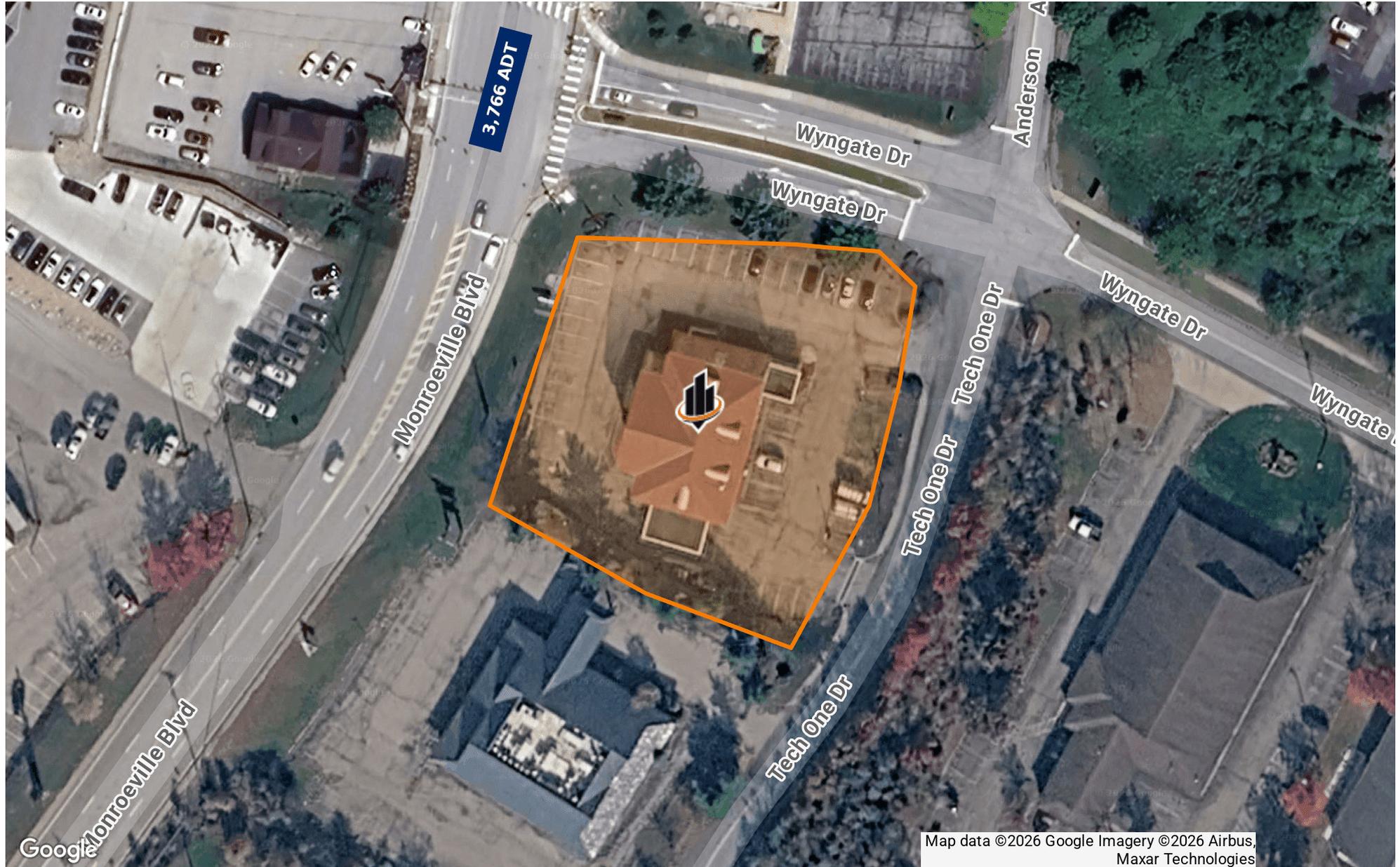
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

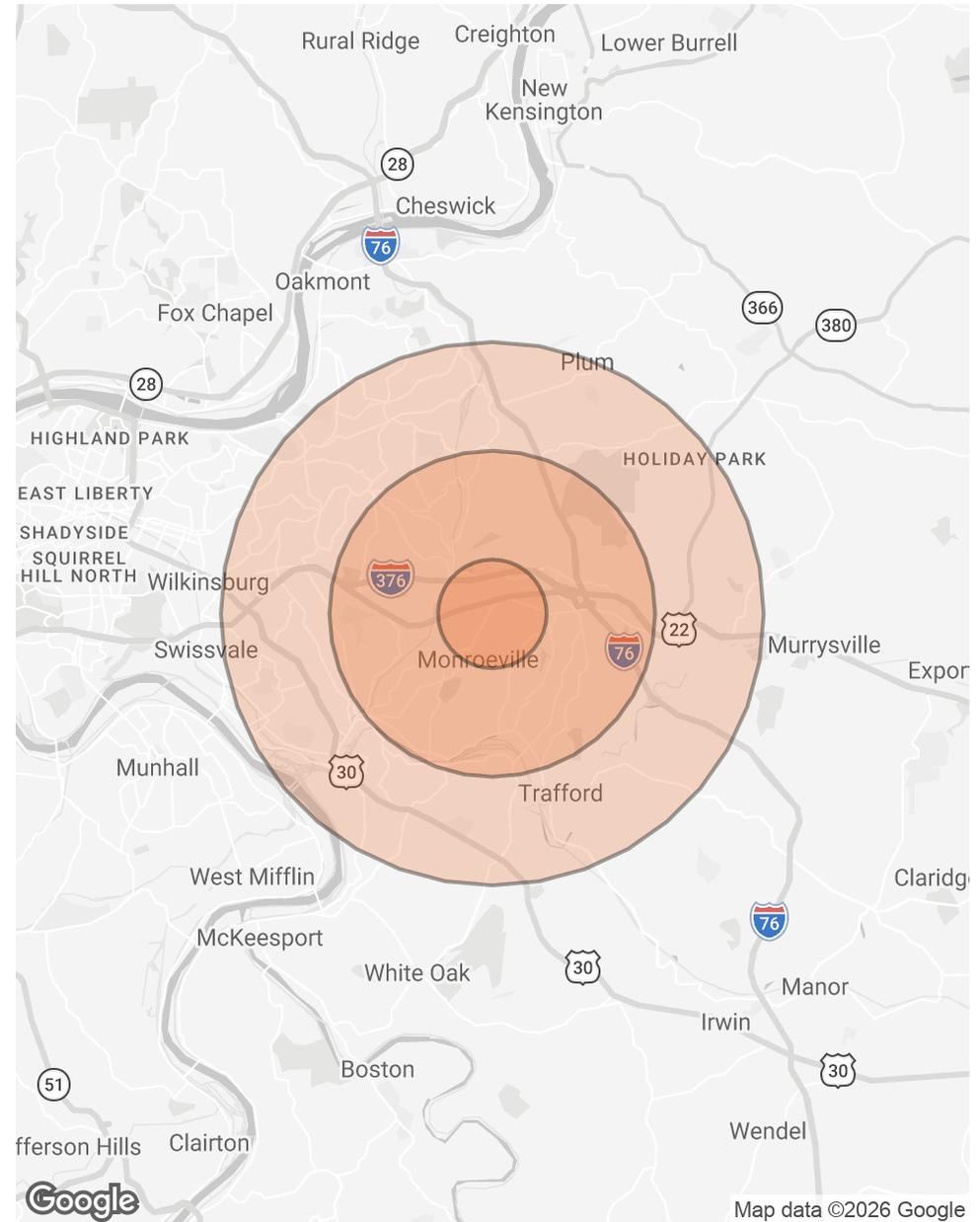
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,838	50,244	153,017
AVERAGE AGE	43	45	45
AVERAGE AGE (MALE)	41	43	43
AVERAGE AGE (FEMALE)	45	47	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,341	22,826	70,283
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$81,571	\$86,985	\$86,355
AVERAGE HOUSE VALUE	\$186,785	\$189,496	\$185,589

Demographics data derived from AlphaMap



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.



MONROEVILLE

Monroeville is a City with home rule status in Allegheny County, PA, located about 15 miles east of the City of Pittsburgh. It is a suburb with mixed residential and commercial developments, home to the Monroeville Mall as well as several office parks and since the 1960s featured high rise hotels. Monroeville is considered by many to be the “Crossroads of Western Pennsylvania” with Interstate 376, Interstate 76 (PA Turnpike) and U.S. Route 22 all converging there.

DISCLAIMER

The material contained in this Offering Memorandum 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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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.

PRESENTED BY:

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