

HEALTH FIRST PROFESSIONAL BUILDING

[1829 UNIVERSITY AVE, US-119, DUNBAR, PA 15431](#)

+/- 11,600 SF

CASH FLOWING MEDICAL OFFICE

BUILDING AVAILABLE FOR

SALE:

\$3,000,000



CALL TODAY - 724 201 6600 | www.hardyworldllc.com

Logan Williams | Logan.Williams@hardyworld.biz | 61 SR 2040, Bentleyville, PA 15314

SUMMARY



HIGH VISIBILITY

MEDICAL OFFICE

CASH FLOWING

RIGHT ON US-119

MINUTES FROM UNIONTOWN

EASY ACCESS TO PA-43

**ABUTTING WV AND MD
BORDERS**



Convenient location and ample parking.

COME TAKE A LOOK AT YOUR FUTURE BUILDING OR INVESTMENT.

Spaces tailored to any tenant or owners needs. Modern, sophisticated and ready to inspire your business.



KEY FACTS

High Occupancy, Cash flowing property great for any investor or Owner/User.

High Quality Medical Building and Buildout(s).

Aesthetically pleasing and tranquil property with ~126 car parking spots.

Perfect for office, professional services, medical services, engineering, consultants, accountants and tech oriented services.

R&D services could benefit from large open areas to setup labs, light equipment and testing facilities.

Building is almost 100% leased. ~800 SF is remaining available on the First level. All spaces are fully built-out and move-in ready.



BUILDING SF ~11,600 SF

BUILDING CLASS B-

TOTAL AVAILABLE ~800 SF Remaining for Lease



KEY FACTS

**High
Visibility**

Great Location

126 CAR

Parking Spots

**CASH
FLOWING**

Executed Leases in Place

Designed with you in mind. **For your Business and Clients.**

- Common conference area
- Outdoor pavilion & Recreation area for kids
- Common break and pantry areas
- Numerous, Recent Capital Improvements

**Energy Efficient | Tech Ready
Building & Lobby Signage Available**

Leases in Place

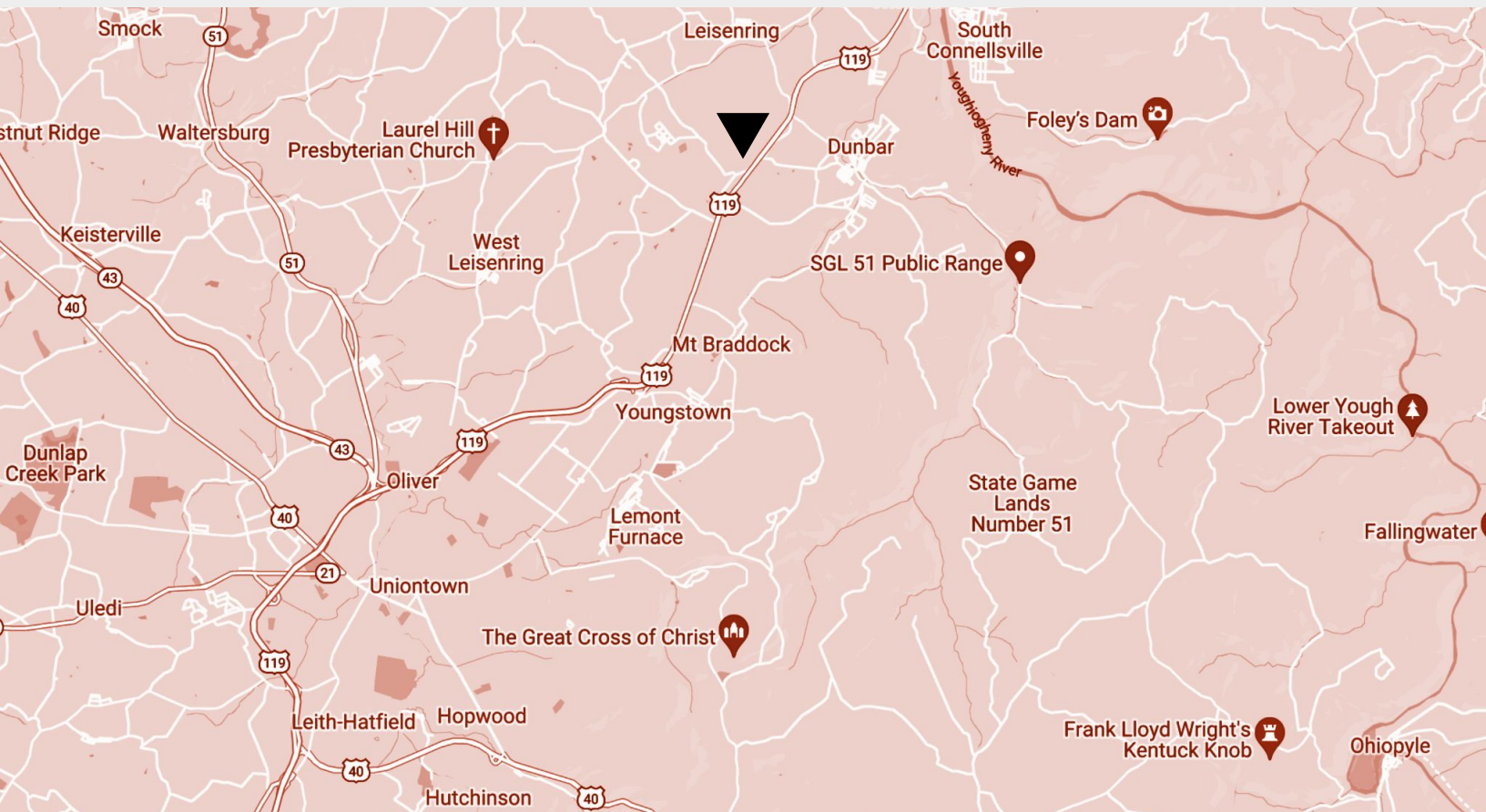
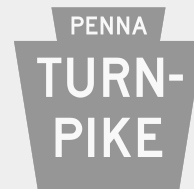
- Pharmana Pharmacy
- Alternatives Pregnancy Center
- Health First Medical Center (Current Owner, but would look at doing a sale/leaseback).



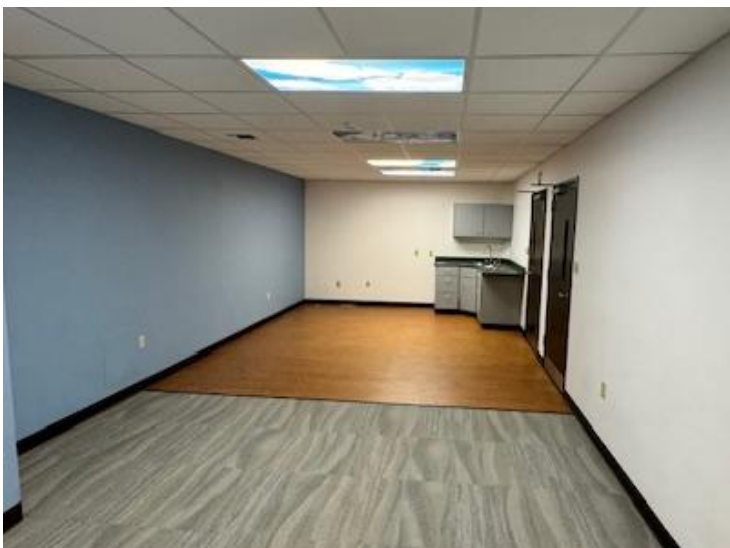
LOCATION & MARKET

Amazing Location,
Access to major markets,
One of its kind!

Available Medical Office
in an extremely tight
market.



PICTURES



REACH OUT TO HARDY WORLD, LLC



HARDY WORLD LLC

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INFO@HARDYWORLD.BIZ

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