

INVESTMENT OPPORTUNITY

101 DECATUR DR, BUTLER, PA 16002



Harvest Commercial
Real Estate Services



PROPERTY OVERVIEW

- Great opportunity to own a highly visible office building on Route 8, Butler, PA
- Can accommodate your company in 3,000 SF
- Lease vacant space on the first floor to add value to the investment
- Additional land available to purchase

PROPERTY HIGHLIGHTS

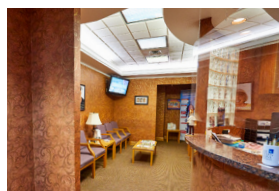
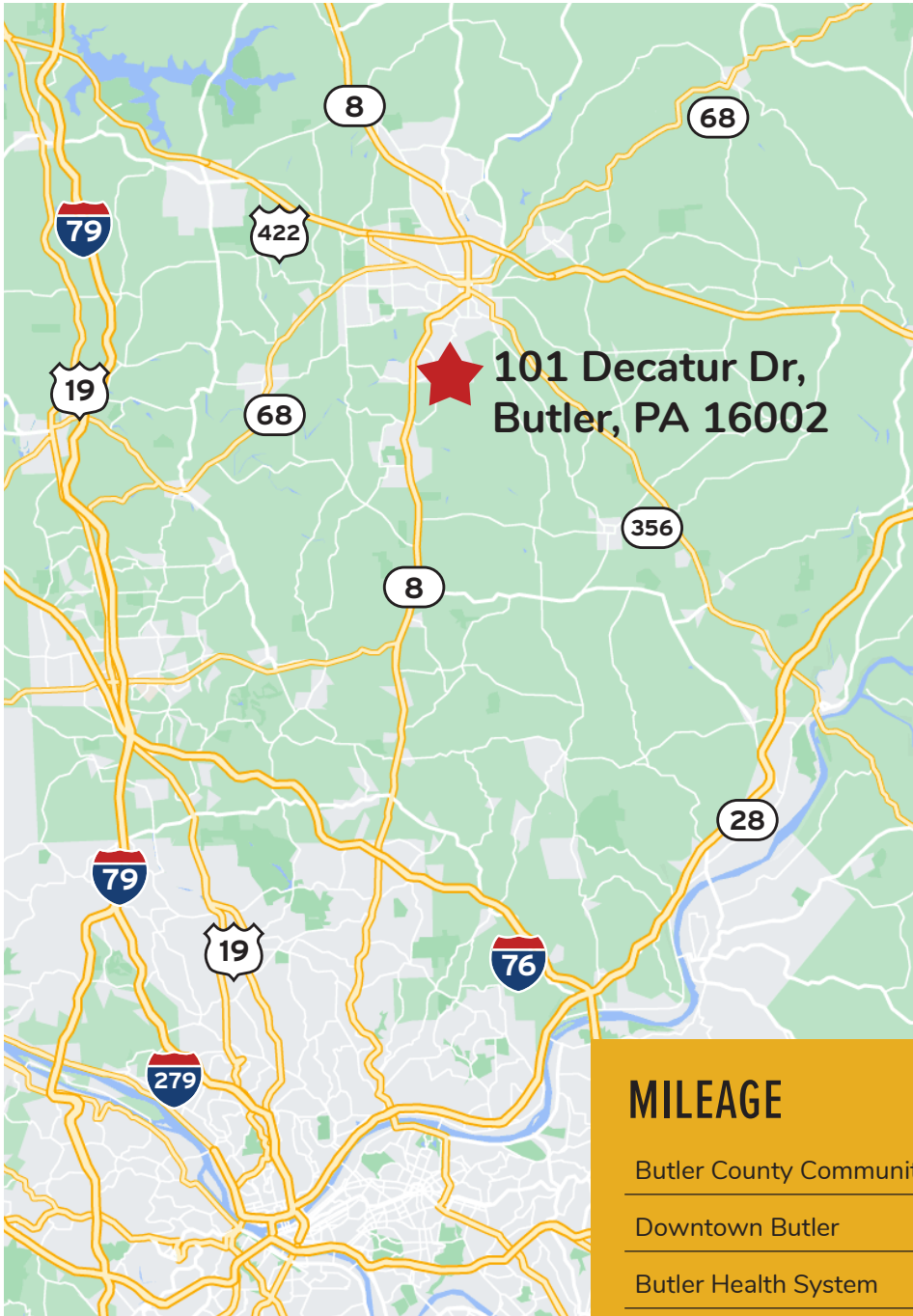
- Take advantage of occupying a first class building with tenants paying you rent while building equity
- Great location for your business with unparalleled visibility on Route 8
- Good building for medical, insurance, accounting, legal, chiropractor, real estate, day salon and many more uses.



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www.harvestcre.com

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MILEAGE

Butler County Community College Main Campus	1.2 Miles
Downtown Butler	3 Miles
Butler Health System	3.5 Miles
Cranberry	17 Miles
Downtown Pittsburgh	30 Miles
Pittsburgh International Airport	51 Miles



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