

Agent Full

Commercial-Industrial-Business

100 Bessemer



MLS #: **1652615** Status: **Active** List Price: **\$429,900**
 Address: **100 Bessemer** County: **Westmoreland**
 Area: **East Huntingdon** Zip Code: **15666**
 Postal/Mailing City: **Mount Pleasant** State: **Pennsylvania**
 Lease Price: **\$1,700.00** Lease Per: **Month**
 Directions: **Use GPS, best access is through Bank & Trust Road**
 Map#/Block#/Lot#/Info: **47-14-00-0-029**
 Lot: **70 x 390** Acres: **0.62**
 Lot Desc: CIB Type: **For Sale**
 Zoning: **Com**
 For Sale: **Building, Land**
 For Lease: **Building**
 Business Name:
 Business Description:



General Information

Office SqFt: 1,255	Railroad:	GAI:	Utilities:
Warehouse SqFt:	Freight Elev:	GOI:	Maintenance:
Road Frontage:	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height:	Dock:	Taxes: \$10,544	NOI:
Are the Listing Images Digitally Altered/Staged?: Yes			Insurance:

Remarks

Turnkey office space in prime location off Route 119 in the shopping center district of Mount Pleasant. This price includes 2 buildings on the property with parking. Building 1 consists of 4 office spaces, waiting room, reception window, files room, bathroom and kitchenette. There are 2 entrances, one of which is ADA accessible. There is a second side that is broken up into individuals offices. Ample parking is available in the private lot. Building 2 is currently a storage unit business operated by the property owner, but it was previously office space as well. Building 1 is currently available for rent at \$1,700 for Side 1 and negotiable rent for Side 2. Signage is available and visible from major roads. Plenty of opportunities exist for this property.

Agent Remarks

Please schedule through Showingtime, Landlord/owner representative will be at showings. Landlord is willing to make certain modification to suit. There is a security system available for tenant to assume, if desired. Landlord will take care of maintenance of building, trash and taxes. Tenant will be responsible for all other utilities and must carry insurance. For purchasing, owner will consider subdivision of the two buildings.

Features

Type Property: Office	Year Built:	
Form of Access: County	Construction: Brick	
Parking: 10/Private	Insulation:	
Traffic Count:	Utilities Avail: Electricity, Sewer, Water	
Show: Appointment With Listor		

Office Information

Value: Assessment Value - \$83,450	Tenant Occ: No	Taxes: \$10,544
ENT:	Foreclosure: No	Short Sale: No
Seller Consider Concession Y/N:		
Owner: Skaggs	Tour Date:	
Contact: Topper&Domasky	Phone: 724-289-8348	
Agent: Robert Topper Jr & Carolyn Domasky	Phone: 724-322-9527	Cell Phone: 724-322-9527
Email: roberttopper@tprsold.com	Tour URL:	
Agent State License #: RS343291	Broker State License #: RB043060C	
List Office: 15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone: 724-838-3660 ext.624	
List Date: 05/08/2024	Expire Date: 05/07/2025	Pending Date:
Tour URL:		
Video Tour URL:		

Monday, August 12, 2024

3:47 PM

Requested By: Robert Michael Topper