



PROPERTY REPORT

5879 Steubenville Pike, Mc Kees Rocks, PA 15136



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Presented by

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CIPS**

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CIPS, SRES

Pennsylvania Real Estate License: RS320411

Pennsylvania Appraisal License: RS320411



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RE/MAX Select Realty

1915 Park Manor Blvd.
Pittsburgh, PA 15205

5879 Steubenville Pike, Mc Kees Rocks, PA 15136

Off Market

* Sold Date: 11/30/2021
* Public Record

Closed Price
\$1,000,000

Closed Date: 11/30/2021

Property Facts

Public Facts Listing Facts

Property Type	Retail	-
Property Subtype	Retail Stores (Personal Services)	-
Number of Units	0	-
Lot Size	0.72 acres	-
Lot Dimensions	31505 SF	-
Garage (spaces)	0	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	31505 sq ft
Lot Size - Acres	0.723 ac
Neighborhood Code	56C34

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Public Facts

Owner Information

Owner Name	KETAK 3 LLC
Mailing Address	7006 Pin Oak Ct Mc Kees Rocks PA 15136-1047
Vesting	Company/Corporation
Number of Tenants	2

Legal Description

APN	266-G-308
FIPS Parcel Number	42003266-G-308
Census Tract	420034592.013021
Abbreviated Description	LOT:00308 BLK:0266G DIST:939 CITY/MUNI/TWP:ROBINSON LOT 150.01XAVG 217.155X140.15 OR (.727A) STEUBENVILLE PIKE 1 STY ALUM SDG HSE
City/Municipality/Township	Mc Kees Rocks, PA 15136
Building Name	STUDIO TEN INC
Building Sqft Est.	3,112
General Use	Personal Services
Property Use	Photo/Video/Audio Services & Products
Overall Use	MISCELLANEOUS SERVICES

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$223,200	\$138,800	\$362,000	\$9,374
2023	\$223,200	\$138,800	\$362,000	\$9,374
2022	\$168,600	\$138,800	\$307,400	\$7,960
2021	\$168,600	\$138,800	\$307,400	\$1,454
2020	\$168,600	\$138,800	\$307,400	\$7,959
2019	\$168,600	\$138,800	\$307,400	\$7,959
2018	\$168,600	\$138,800	\$307,400	\$7,959
2017	\$168,600	\$138,800	\$307,400	\$7,774
2016	\$168,600	\$138,800	\$307,400	—
2015	\$168,600	\$138,800	\$307,400	\$1,454
2014	\$265,400	\$138,800	\$404,200	\$7,448
2013	\$118,400	\$138,800	\$257,200	—
2012	\$97,400	\$24,600	\$122,000	—
2011	\$97,400	\$24,600	\$122,000	\$572
2007	\$121,400	\$24,600	\$146,000	—
2006	\$121,400	\$24,600	\$146,000	—

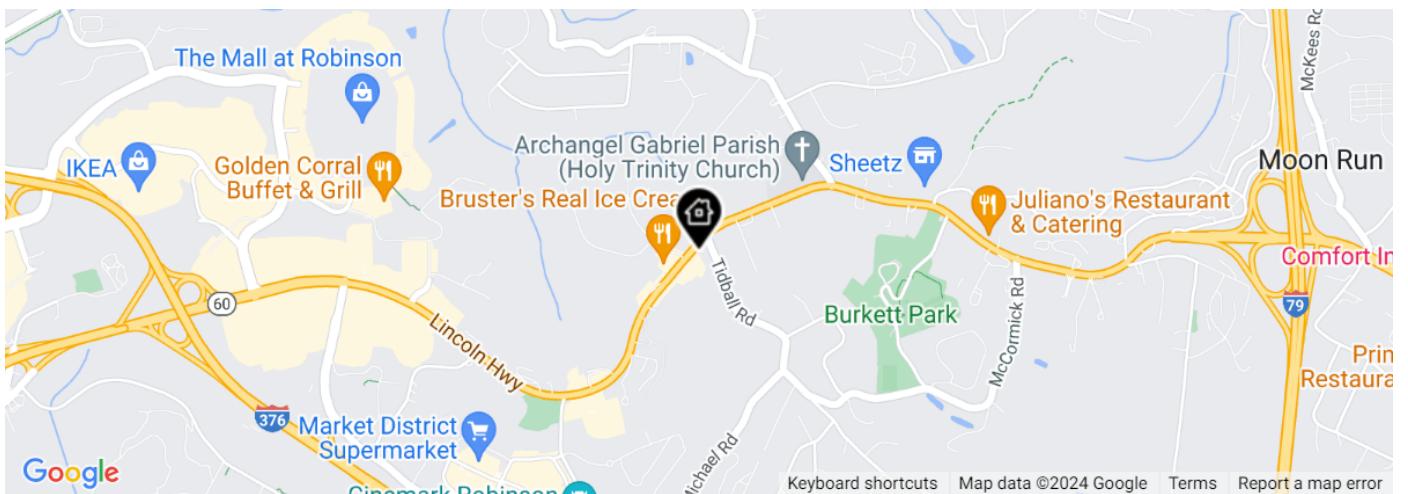
Deed Records

Recording Date	11/30/2021
Document Type	Special Warranty Deed
Sales Price	\$1,000,000
Sales Price Code	Full amount stated on Document.
Buyer Name	F & Y PROPERTIES L L C
Buyer ID	Limited Liability Company
Seller Name	KENNETH E NOLFI, THOMAS J NOLFI
Seller ID	Individual(s)
Document #	2021-40932
Book #	18703
Page #	1
Contract Date	11/29/2021

Financial Details

Adjusted Prop. Value	\$362,000
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant	60
Underwriting Score	
Property Use Reliability Score	60
Property Use Risk Score	B
Financial Risk Score	60
Local Area Credit Risk Score	B
Special Risk Characteristics	NO SPECIAL RISK FEATURES

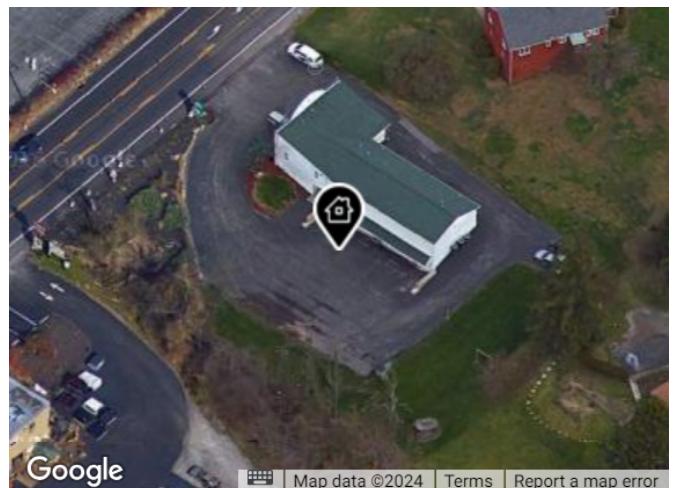
Maps



Legend: Subject Property

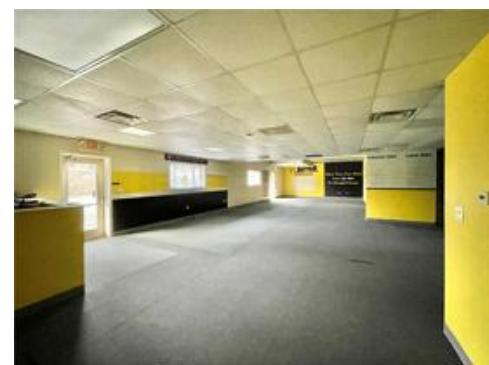
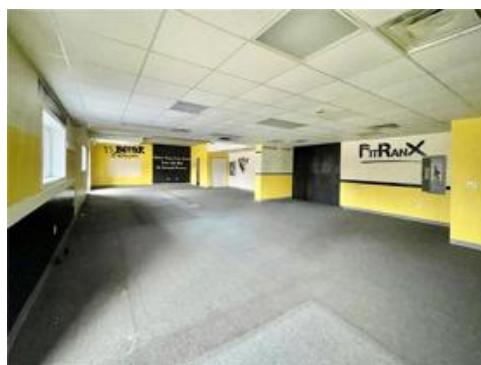


Legend: Subject Property



Legend: Subject Property

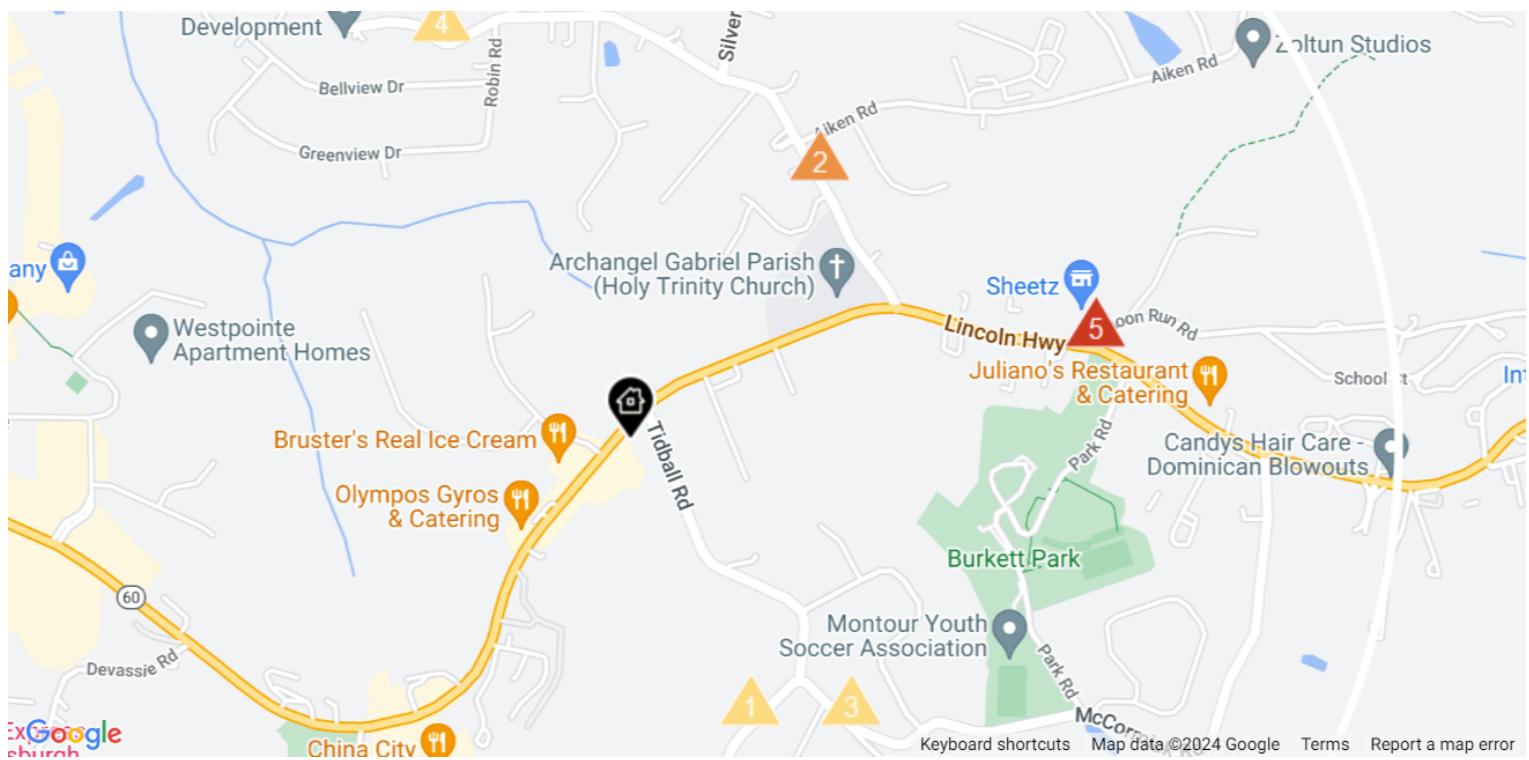
Historical Photos







Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5	
2,090	11,753	2,060	5,373	20,143	
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	
Street: McMichael Rd Cross: Tidball Rd Cross Dir: NE Dist: 0.09 miles	Street: Beaver Grade Rd Cross: Aiken Rd Cross Dir: NW Dist: 0.07 miles	Street: McCormick Road Cross: Glass Rd Cross Dir: SW Dist: –	Street: Beaver Grade Rd Cross: Robin Rd Cross Dir: NE Dist: 0.07 miles	Street: Steubenville Pike Cross: Moon Run Rd Cross Dir: SE Dist: 0.01 miles	
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts	
Year	Count	Type	Year	Count	Type
2016	▲ 1,812	AADT	2021	▲ 10,267	AADT
2015	▲ 2,163	AADT	2019	▲ 12,330	AADT
2012	▲ 2,255	AADT	2018	▲ 12,199	AADT
2009	▲ 2,255	AADT	2016	▲ 12,461	AADT
2007	▲ 2,385	AADT	2015	▲ 12,181	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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Coraopolis, PA 15108**

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American Select Insurance



Contact:

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**1667 Rt. 228, Suite 200
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Gina Mercorelli

RE/MAX Select REALTY



Gina Mercorelli-Diaz was born and raised on football in Canton, Ohio. After attending Kent State University, she spent almost 10 years in the Fort Lauderdale/Broward County area before relocating north to Pittsburgh with a large mall developer. She managed Century III Mall and the Galleria of Mt. Lebanon for a combined 13 years. She is an expert in the Pittsburgh market.

Gina is now focused on representing home-owners and the responsibility that comes with being an Realtor. She approaches each day with leadership and a solution-oriented mindset. She has an honest, pragmatic, and bulletted approach to everything she does. Her knowledge and professional approach will make the process of selling a home a simple, clear and successful experience.

In 2019, Gina became a Certified International Property Specialist (CIPS) designee. As a CIPS designee, Gina has undergone specialized training to complete global transactions seamlessly and with reduced risk. The CIPS designation is the only international designation recognized by the National Association of REALTORS®. Only REALTORS® who have completed the coursework and demonstrated considerable experience in global business can call themselves a CIPS designee ~ there are about 5000 CIPS trained REALTORS® worldwide. Gina strives to serve as a point of contact for international home buyers in Pittsburgh and for Pittsburghers looking to move internationally. To best serve everyone, she is a member of National Association of Hispanic Real Estate Professionals® and Asian Real Estate Association of America®.

When she's not busy helping clients, Gina enjoys spending time with her husband and daughter, attending her daughter's soccer games, cooking (always from scratch) and entertaining in her kitchen, wine making and traveling to Europe. She volunteers/works with the Humane Animal Rescue, Operation Troop Appreciation, and Greater Pittsburgh Food Bank on Wish List fundraisers with her clients.

