



OFFERING MEMORANDUM

0 N McKean - W North Sts

0 N MCKEAN - W NORTH STS

Butler, PA 16001

PRESENTED BY:

ANDREAS KAMOYEROU,
CCIM

O: 412.535.8062

andreas.kamouyerou@svn.com

PA #RS340004

MICHAEL KAMOYEROU

O: 412.535.8064

michael.kamouyerou@svn.com

PA #RS366486

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.



Table of Contents

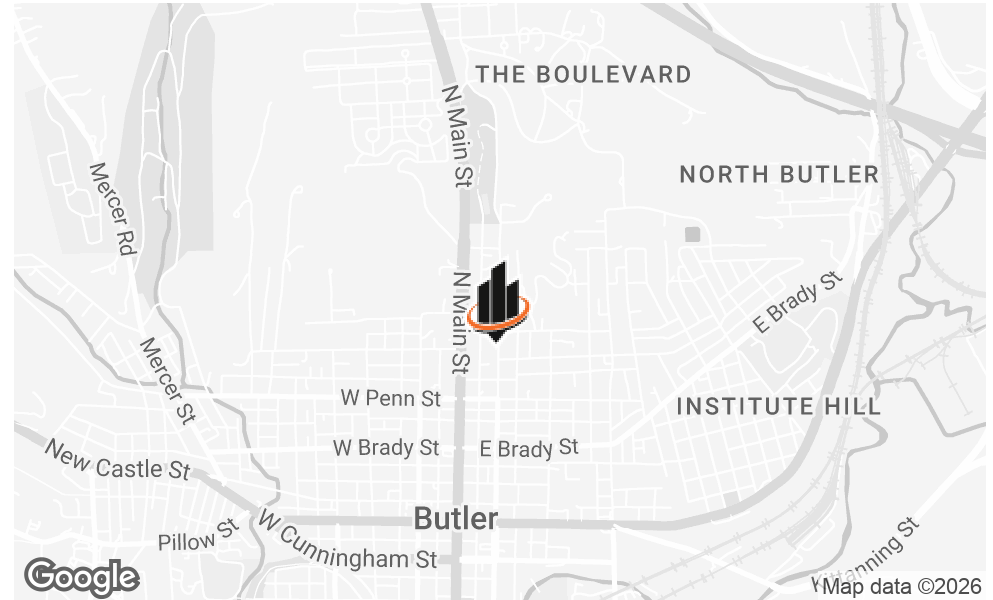
4	PROPERTY INFORMATION	10	LOCATION INFORMATION	
	Executive Summary	5	Regional Map	11
	Floor Plans	6	Location Maps	12
	Exterior Photos	7	Retailer Map	13
	1st Floor Photos	8	Parcel Map	14
	2nd Floor Photos	9	Demographics Map & Report	15
			Location Description	16



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Negotiable
BUILDING SIZE:	30,000 SF
AVAILABLE SF:	11,000 SF / floor
LOT SIZE:	0.85 Acres
ZONING:	R3 - High Density Residential

PROPERTY OVERVIEW

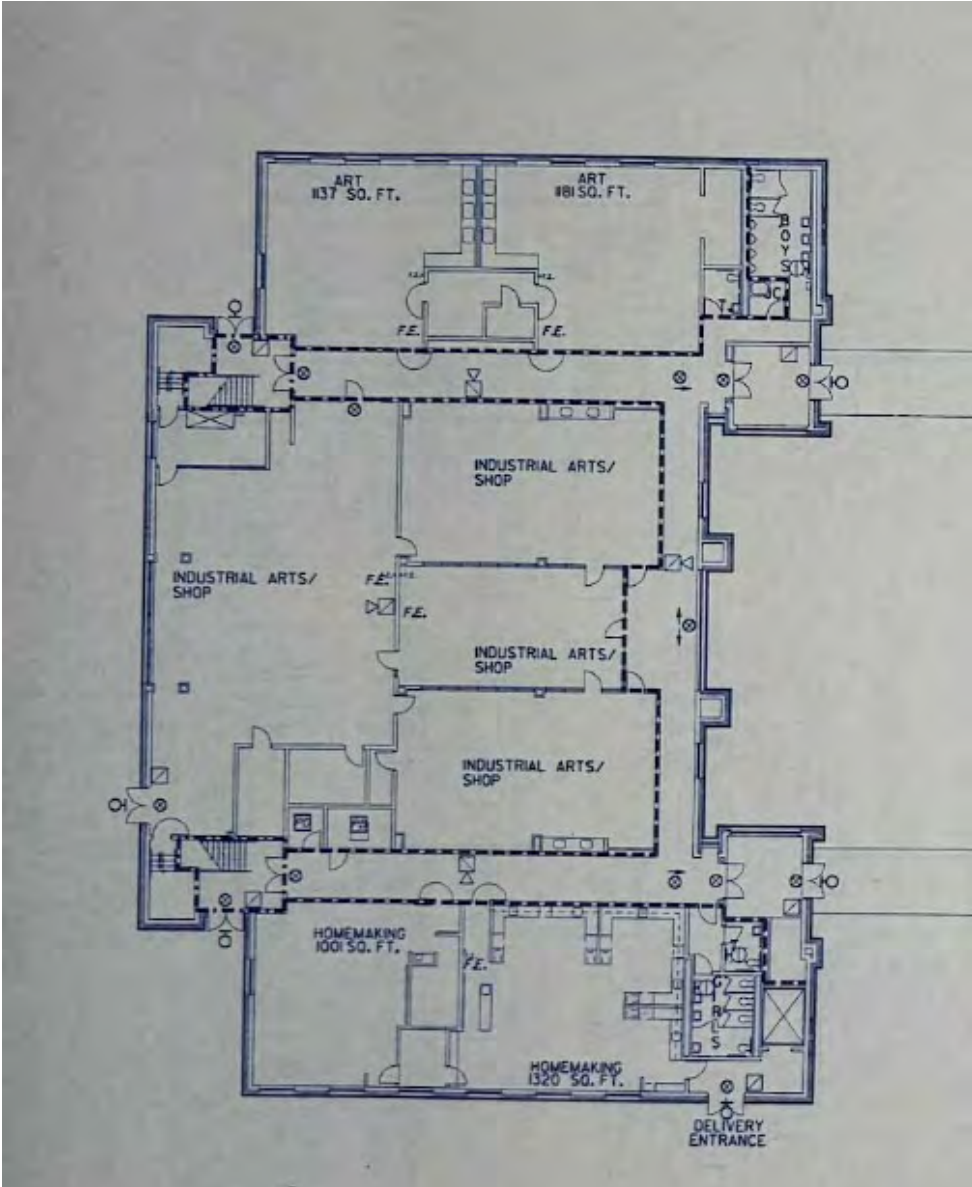
SVN | Three Rivers Commercial Advisors is pleased to present a unique redevelopment opportunity in the heart of Downtown Butler, PA. A 30,000 SF portion of the Butler Middle School is now available for sale or lease, strategically located at the intersection of E North Street and N McKean Street, directly across from the First United Methodist Church.

Constructed in 1994, this stand-alone building sits on its own parcel and includes a dedicated 34-space parking lot, with an additional 11 perimeter spaces. The property is fully ADA compliant, featuring fire-rated walls throughout and an elevator that services the second floor. With its size, infrastructure, and central downtown location, the property offers tremendous potential for redevelopment. Ideal uses include hospitality, senior housing, medical, or office. Additional adjacent space may be available if required.

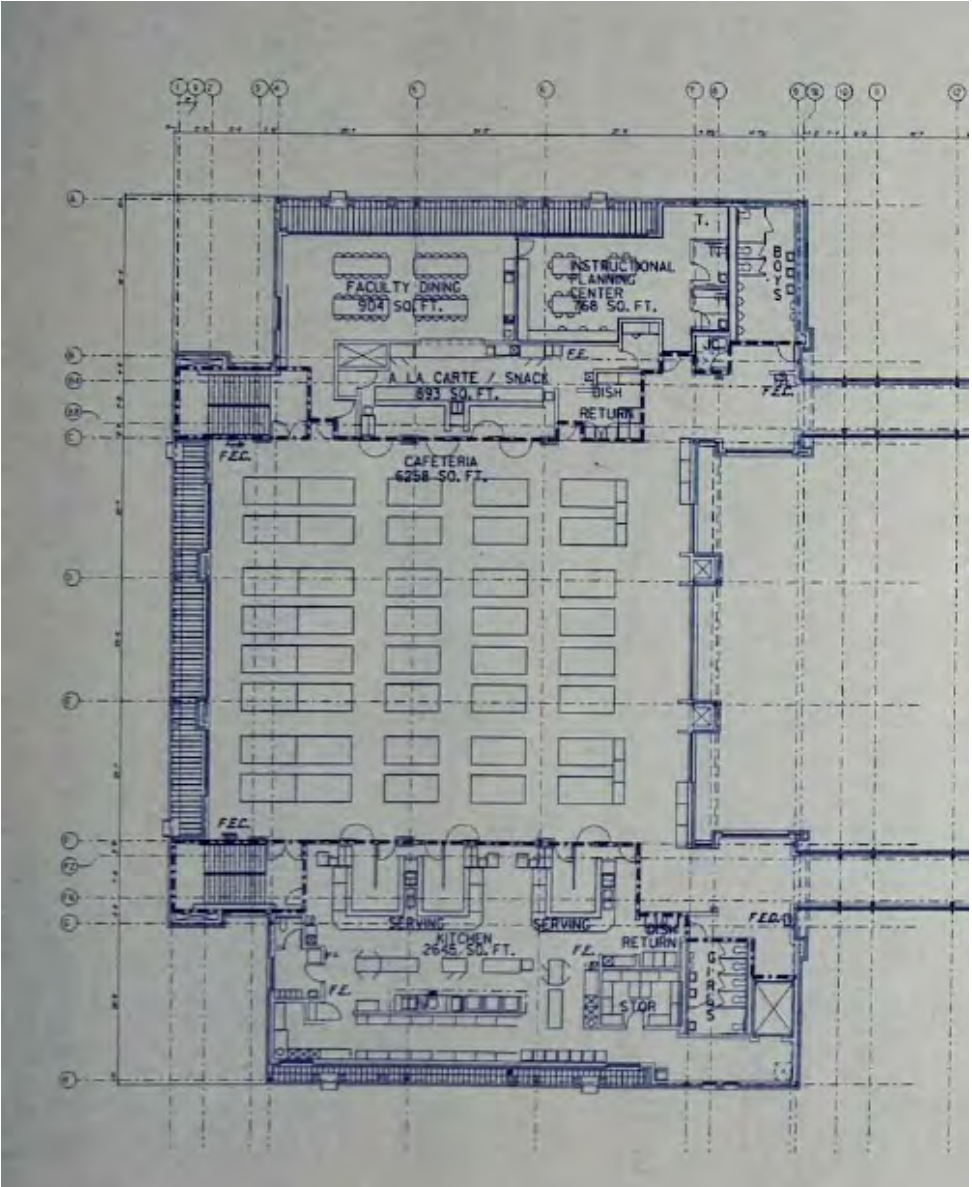
PROPERTY HIGHLIGHTS

- 1st Floor: approx 15,000 GSF & approx. 11,000 RSF. Home Ec / Industrial Arts/Computer room with elevated floor
- 2nd Floor: approx 15,000 GSF & approx. 11,000 RSF. Cafeteria / Kitchen / Faculty dining & planning
- Elevator: Multiple access points; accessible from both sides.
- Multiple electric entrances & Boiler heating system
- Full building HVAC

FLOOR PLANS

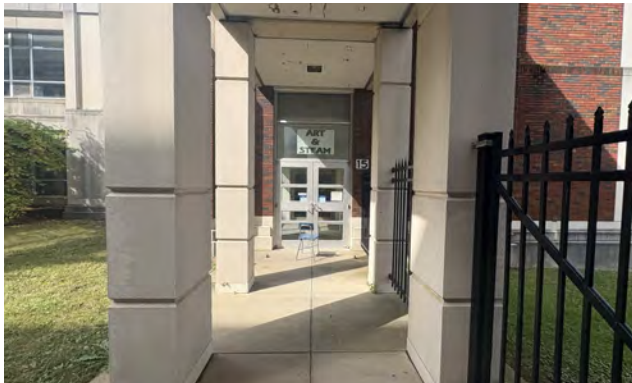


1st Floor



2nd Floor

EXTERIOR PHOTOS



1ST FLOOR PHOTOS



2ND FLOOR PHOTOS

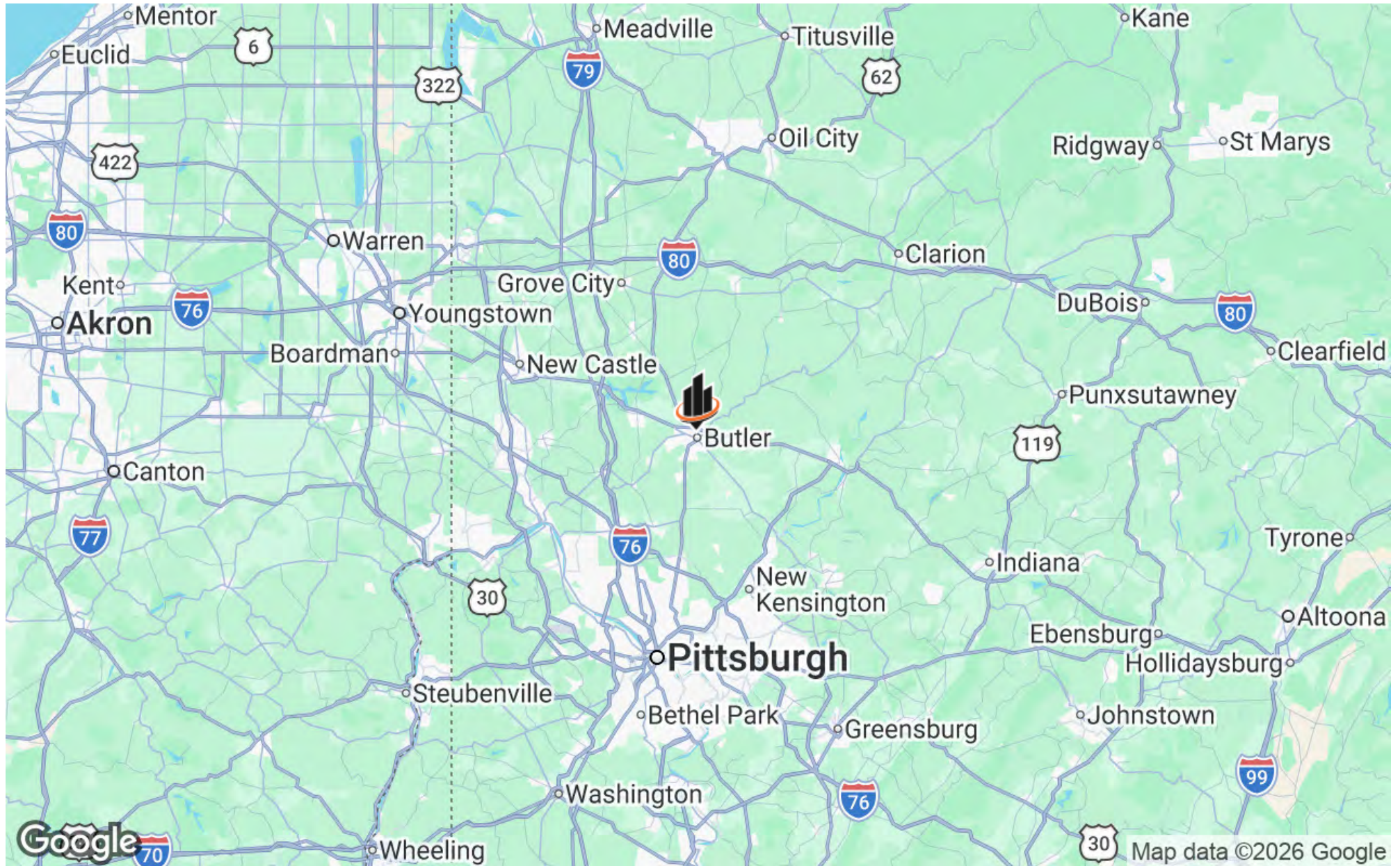


JUNIOR HIGH SCHOOL

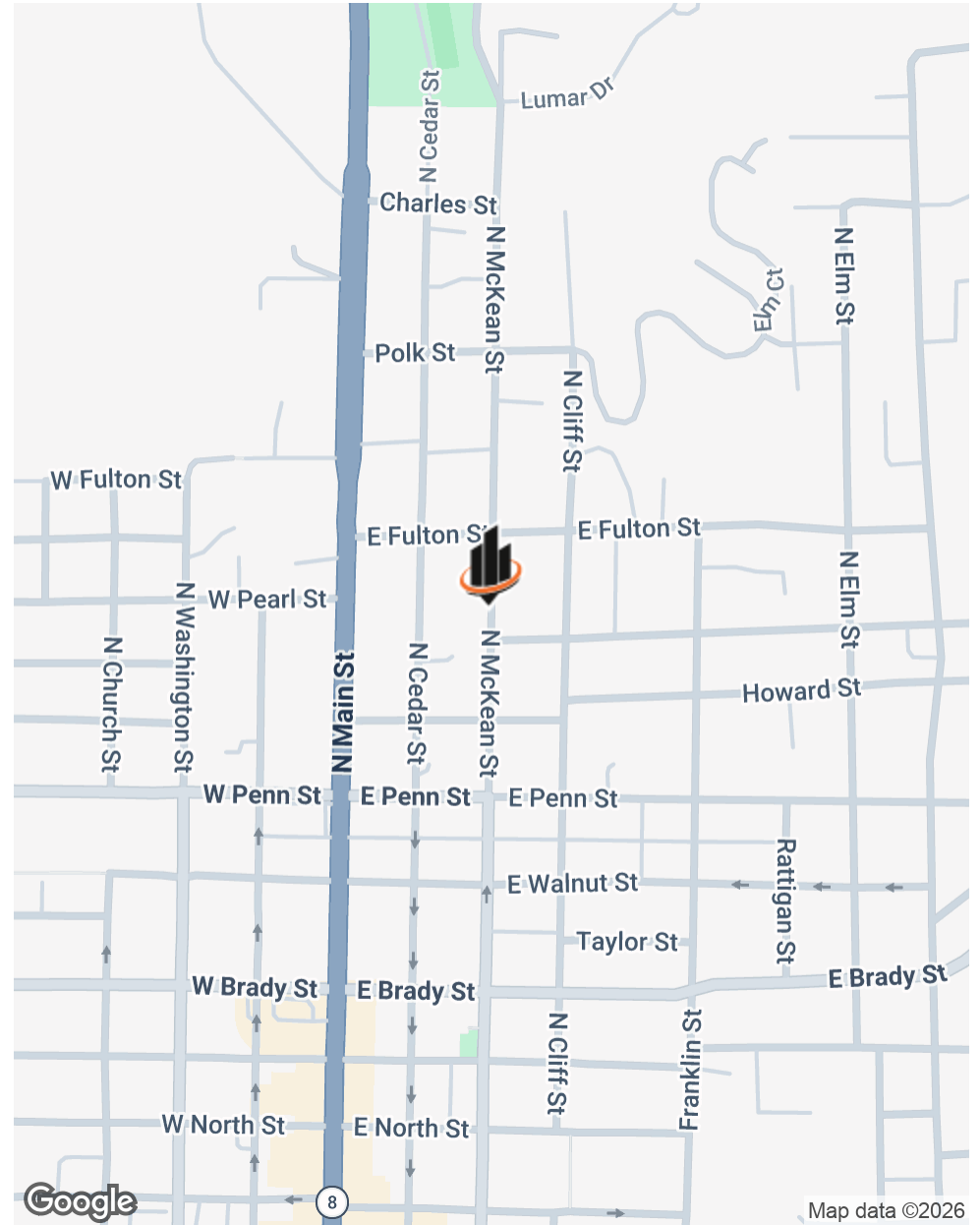
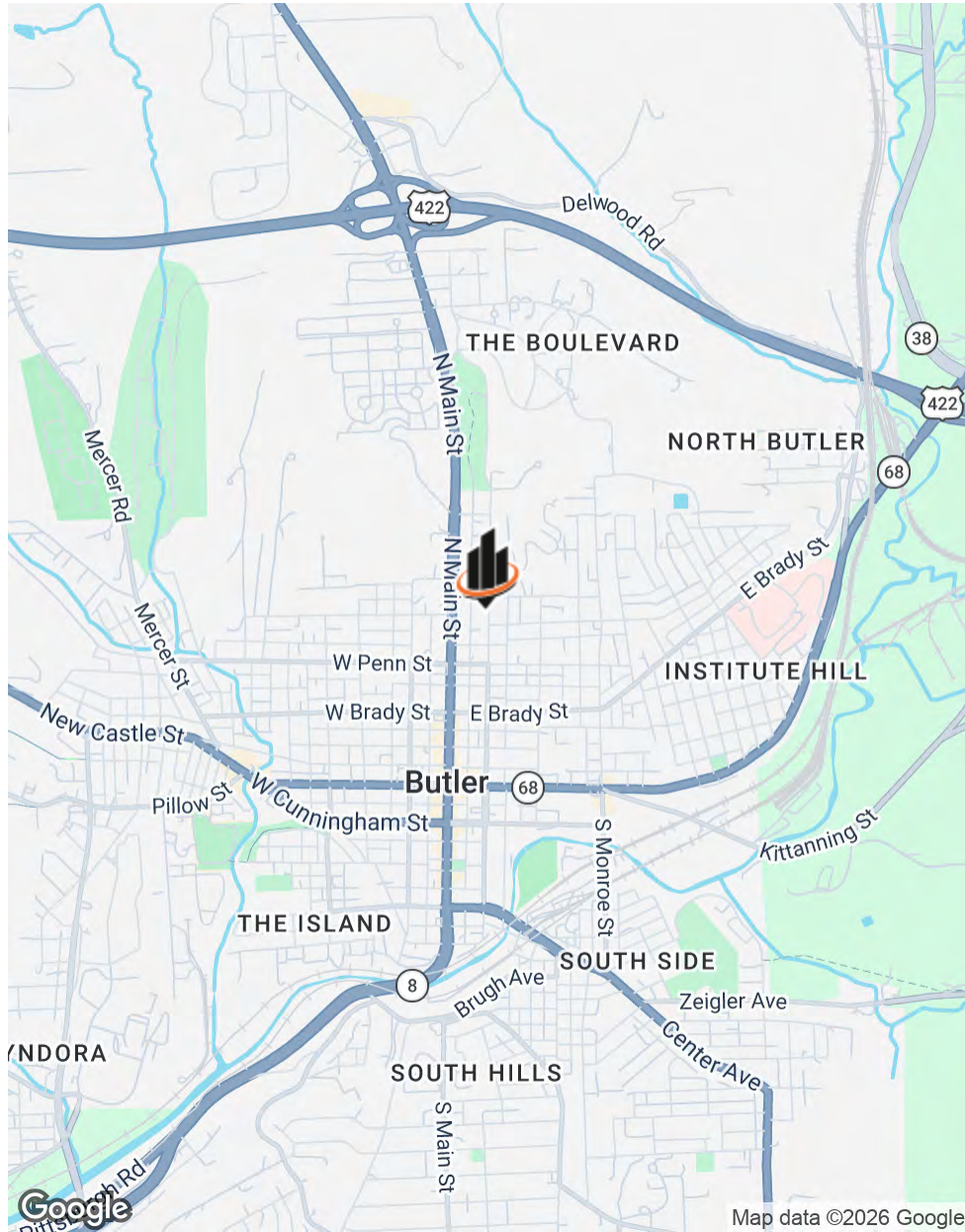


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAPS



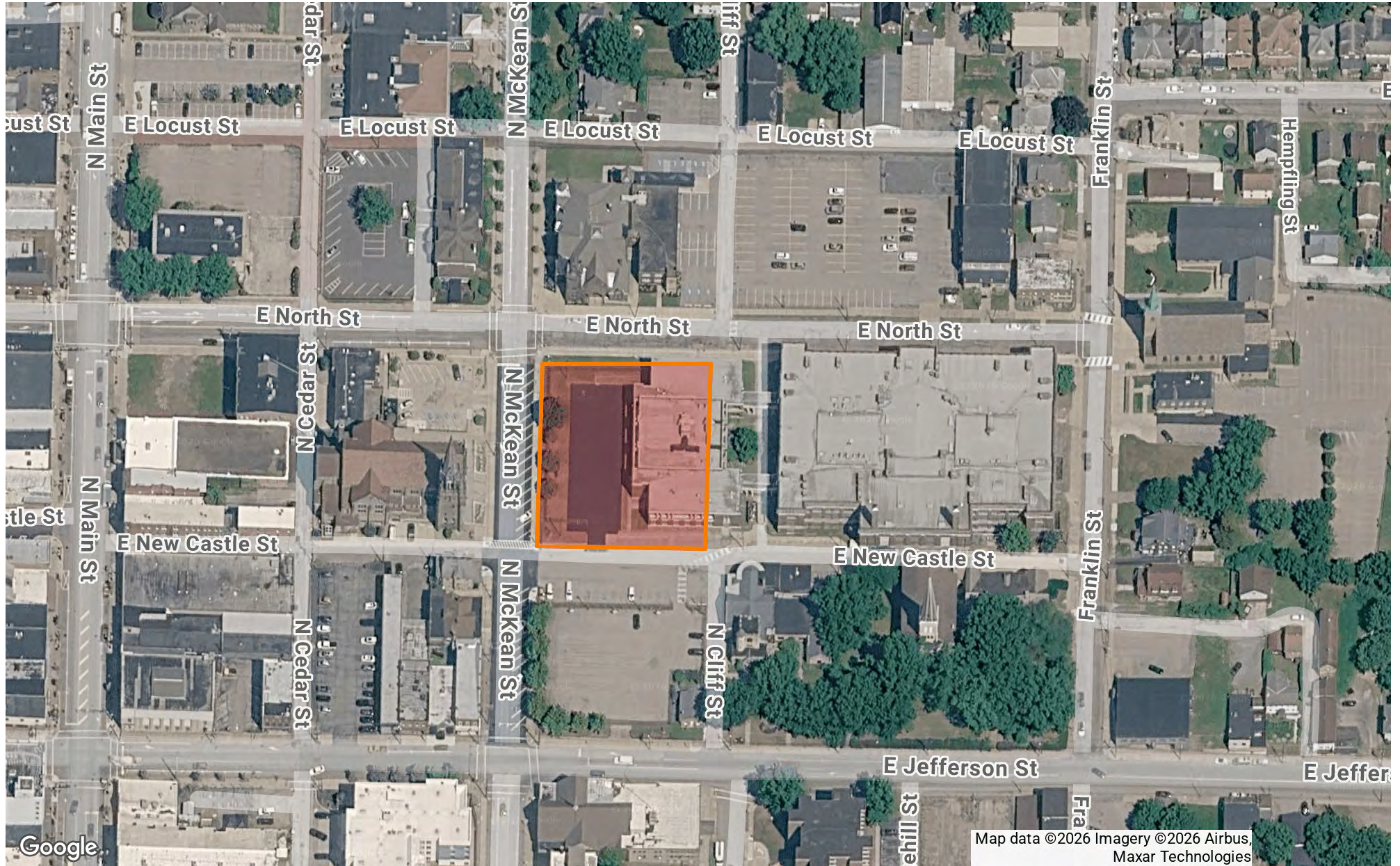
RETAILER MAP



Google

Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

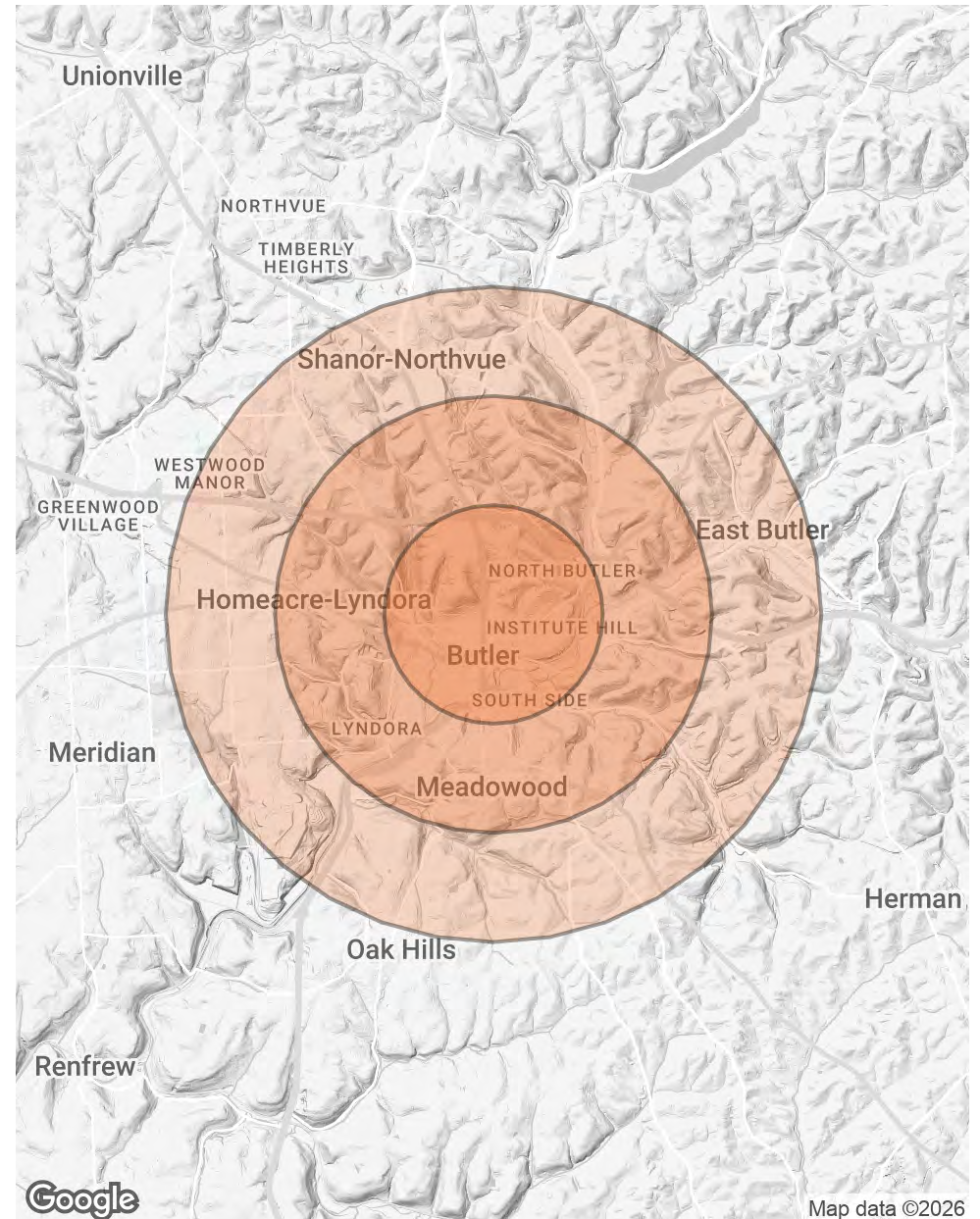
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,099	21,474	29,999
AVERAGE AGE	41	42	44
AVERAGE AGE (MALE)	39	41	42
AVERAGE AGE (FEMALE)	42	44	45

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,541	9,624	13,474
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$61,067	\$70,636	\$75,575
AVERAGE HOUSE VALUE	\$135,788	\$165,032	\$185,773

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.

BUTLER

Butler is a city and the county seat of Butler County, located 35 miles north of Pittsburgh. Named by Smithsonian Magazine in the top ten best small towns in America; Butler, PA, is home to 14,000 residents. For more than 200 years, Butler has been home to industry, family owned businesses and marking its place in history. Butler County has been an industrial center since the early 1800's to the birthplace of the Bantam Jeep in 1940. From oil refining roots to the present-day Marcellus Shale boom, from railroad car manufacturing in the past, to the headquarters of Westinghouse Nuclear today, Butler County is the industrial hub of the area. Our downtown shopping and restaurant district is a thriving, nationally accredited Main Street community. As the county seat, Butler is also the hub of government and commercial activity. Conveniently close to the city of Pittsburgh and its world-class education medicine, arts and sports, Butler truly provides residents with metropolitan living and small town convenience.

PRESENTED BY:

—
Andreas Kamouyerou,
CCIM

O: 412.535.8062
andreas.kamouyerou@svn.com
PA #RS340004

Michael Kamouyerou

O: 412.535.8064
michael.kamouyerou@svn.com
PA #RS366486