



Nancy Kristian
 Cell: 412-979-7437
 nancykristian@tprsold.com
 BERKSHIRE HATHAWAY THE PREFERRED REALTY



Client Full

Commercial-Industrial-Business

3410, 3414, 3420 4th Avenue



MLS #: **1649545** Status: **Active** List Price: **\$975,000**
 Address: **3410, 3414, 3420 4th Avenue** County: **Beaver**
 Area: **Beaver Falls** Zip Code: **15010**
 Postal/Mailing City: **Beaver Falls** State: **Pennsylvania**
 Lease Price: _____ Lease Per: _____
 Directions: **From PA Turnpike I76, Beaver Falls exit to South on Route 18 approx 3 miles to properties on Left.**
 Map#/Block#/Lot#/Info: **07-003-0309, 07-003-0307, 07-003-0308**
 Lot: **210X125** Acres: **0.73**
 Lot Desc: _____
 Zoning: **C-2/1**
 For Sale: **Building**
 For Lease: _____

Business Name: **College Hill Commons, College Hill Plaza**
 Business Description: **Apartment/Retail/Office/Storage**

Recent: 04/19/2024 : NEW



General Information

Office SqFt: 8,866	Railroad:	GAI: \$111,100	Utilities: \$13,522
Warehouse SqFt:	Freight Elev:	GOI:	Maintenance: \$17,825
Road Frontage: 210	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height: 8-12ft	Dock:	Taxes: \$16,674	NOI: \$48,430
			Insurance: \$12,577

Remarks

Three commercial buildings side by side sold as package in high-visibility location on Rte 18. All fully leased with great rental history! Information is combined amounts for all 3 buildings. Break down for each building as follows: 3410, parcel# 07-003-0309 (College Hill Commons) built in 2005 & has 3,386 sq ft which includes 4 office/retail spaces & 4 bathrooms, additional 3,378 sq ft includes 8 garages/storage bays, separate utilities, parking lot w/17 spaces. 3414, parcel# 07-003-0308 (College Hill Annex) has 400 sq ft business space, 1250 sq ft apartment with 3 bedrooms & additional 1650 sq ft garage/storage, separate gas & electric, 2 off street parking spaces. 3420, parcel# 07-003-0307 (College Hill Plaza) has 5080 sq ft which includes 6 business suites with 8 leased spaces, 6 bathrooms & a 3 bedroom apartment, additional 5080 sq ft includes 3 garages/storage areas, parking lot w/10 spaces. Nicely Maintained investment properties! Great location 3 miles to PA Turnpike & I376.

Features

Type Property: Apartment, Office, Retail, Warehouse	Year Built:	
Form of Access:	Construction: Brick, Frame	
Parking: 29/2 Lots	Insulation: Yes	
Traffic Count: 11,000	Utilities Avail: Electricity, Gas, Other, Sewer, Water	

Office Information

Value: Assessment Value - \$973,700	Tenant Occ: Yes	Taxes: \$16,674
Tour URL:		

Wednesday, May 1, 2024

9:43 PM

Requested By: Nancy Kristian