



**OFFERING MEMORANDUM**

# 624 Lysle Blvd

**624 LYSLE BLVD**

Mckeesport, PA 15132



**PRESENTED BY:**

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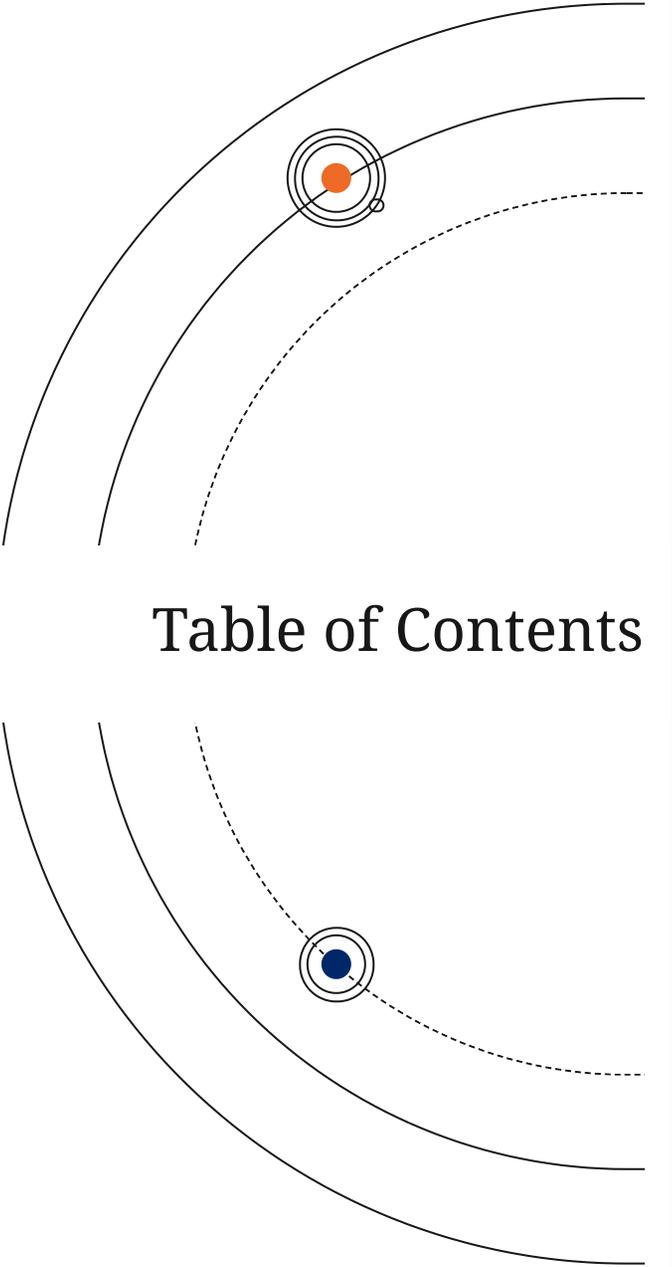
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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the 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.



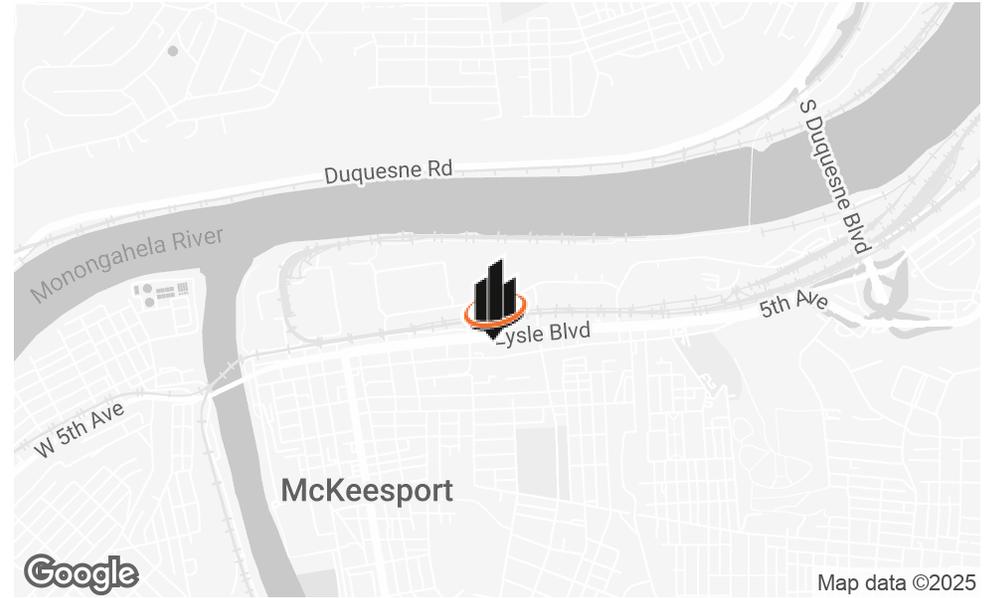
# Table of Contents

<b>4</b>	<b>PROPERTY INFORMATION</b>		<b>9</b>	<b>LOCATION INFORMATION</b>	
	Executive Summary	5		Regional Map	10
	Exterior Photos	6		Location Maps	11
	Interior Photos	7		Parcel Map	12
	Additional Photos	8		Retailer Map	13
				Health Care Facilities	14
				Demographics Map & Report	15
				Location Description	16
			<b>17</b>	<b>ADVISOR BIOS</b>	
				Advisor Bio 1	18
				Advisor Bio 2	19



**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>PRICE / SF</b>	\$28.67
<b>BUILDING SIZE:</b>	87,191 SF
<b>LOT SIZE:</b>	2.99 Acres
<b>NUMBER OF UNITS / BEDS:</b>	146/146
<b>YEAR BUILT / YEAR CONVERTED:</b>	1972/1993
<b>ZONING:</b>	C-3

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale 624 Lysle Blvd in McKeesport, PA, a 87,191 SF former senior care facility known as Senior Care Plaza. The building was originally built as a hotel in 1972 but was converted to a personal care facility in 1993 and consists of 25 rooms per floor along with common areas. The average room size is approximately 350 SF. Additions totaling 37,724 SF were added in 1998, 2000, and 2004. The main building is 4 stories. The west wing is a single story, which was a former memory care wing consisting of 12 rooms, dining area, conference room, courtyard, and laundry facility. The east wing is a 3-story building which consists of 27 beds that is currently leased on a 1 year lease (Paying \$35k / Mo). There is a large fully equipped commercial kitchen with a walk-in-cooler. The property features a functional layout with 2 operational elevators making it ideal for assisted living, healthcare, affordable housing, or other residential uses. The property is strategically located in the heart of McKeesport near UPMC McKeesport Hospital and key transportation routes, this asset offers an excellent opportunity for investors or operators seeking a value add healthcare or residential redevelopment.

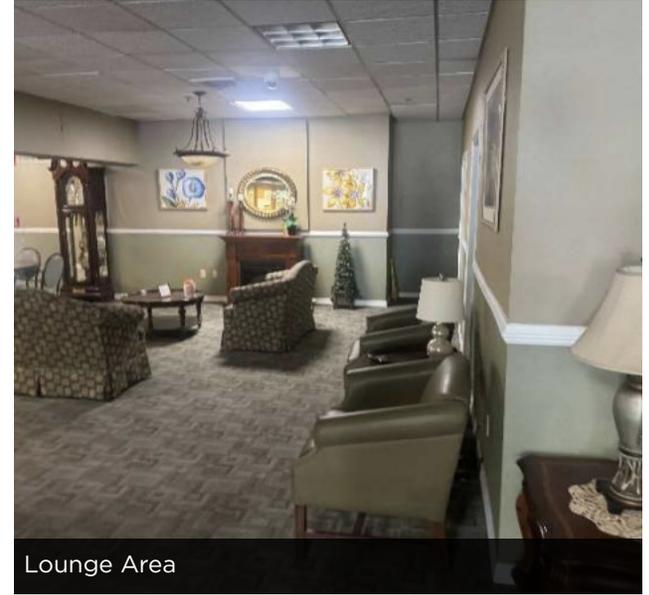
## PROPERTY HIGHLIGHTS

- Former 146-bed assisted living facility w. all existing FF&E
- Approximately 87,191 SF building situated on 2.99 acres
- Partially leased East Wing provides immediate income opportunity
- Tremendous Opportunities as Assisted Living OR Re-Purpose
- Possible seller financing available

# EXTERIOR PHOTOS

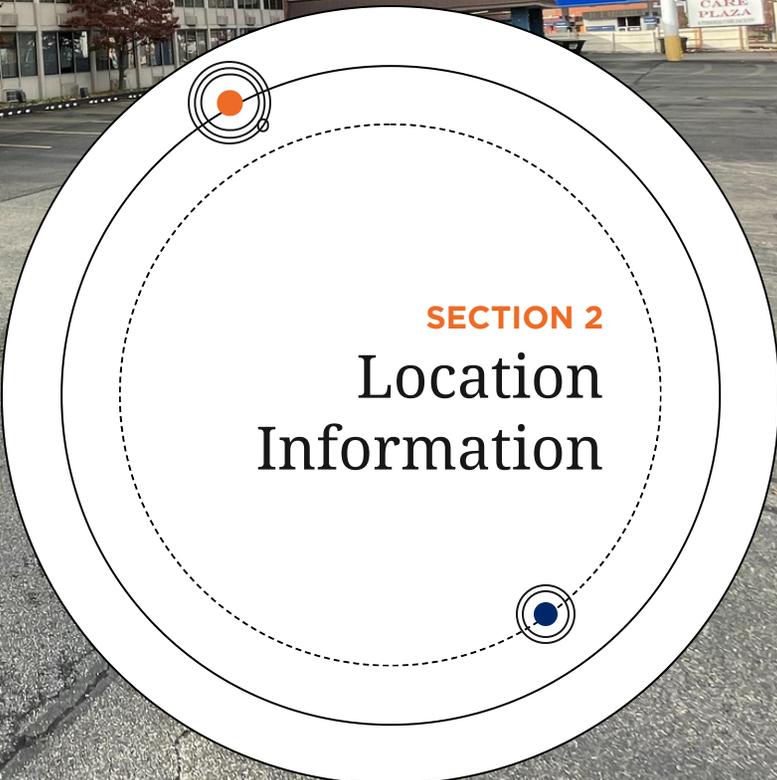


# INTERIOR PHOTOS



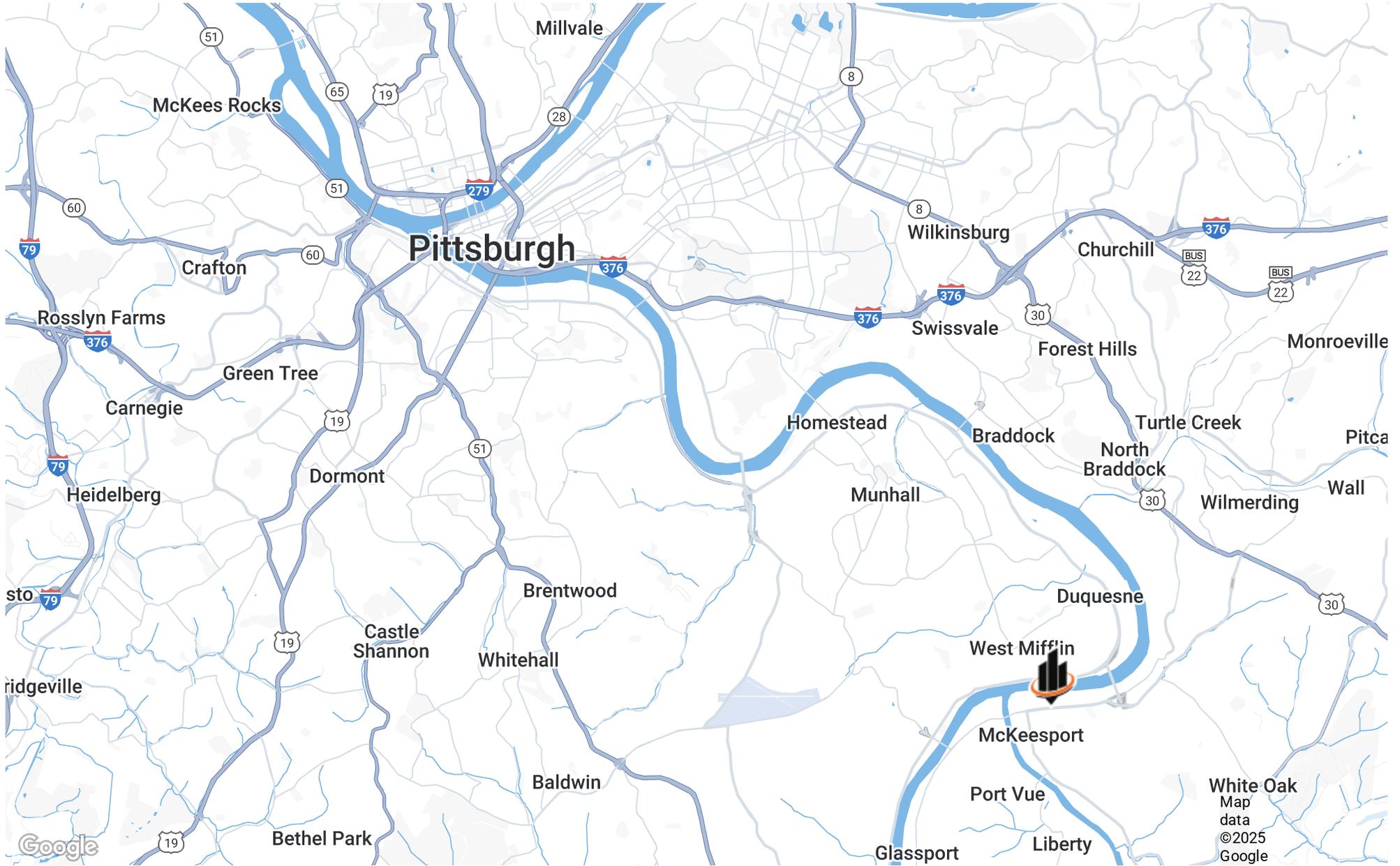
## ADDITIONAL PHOTOS



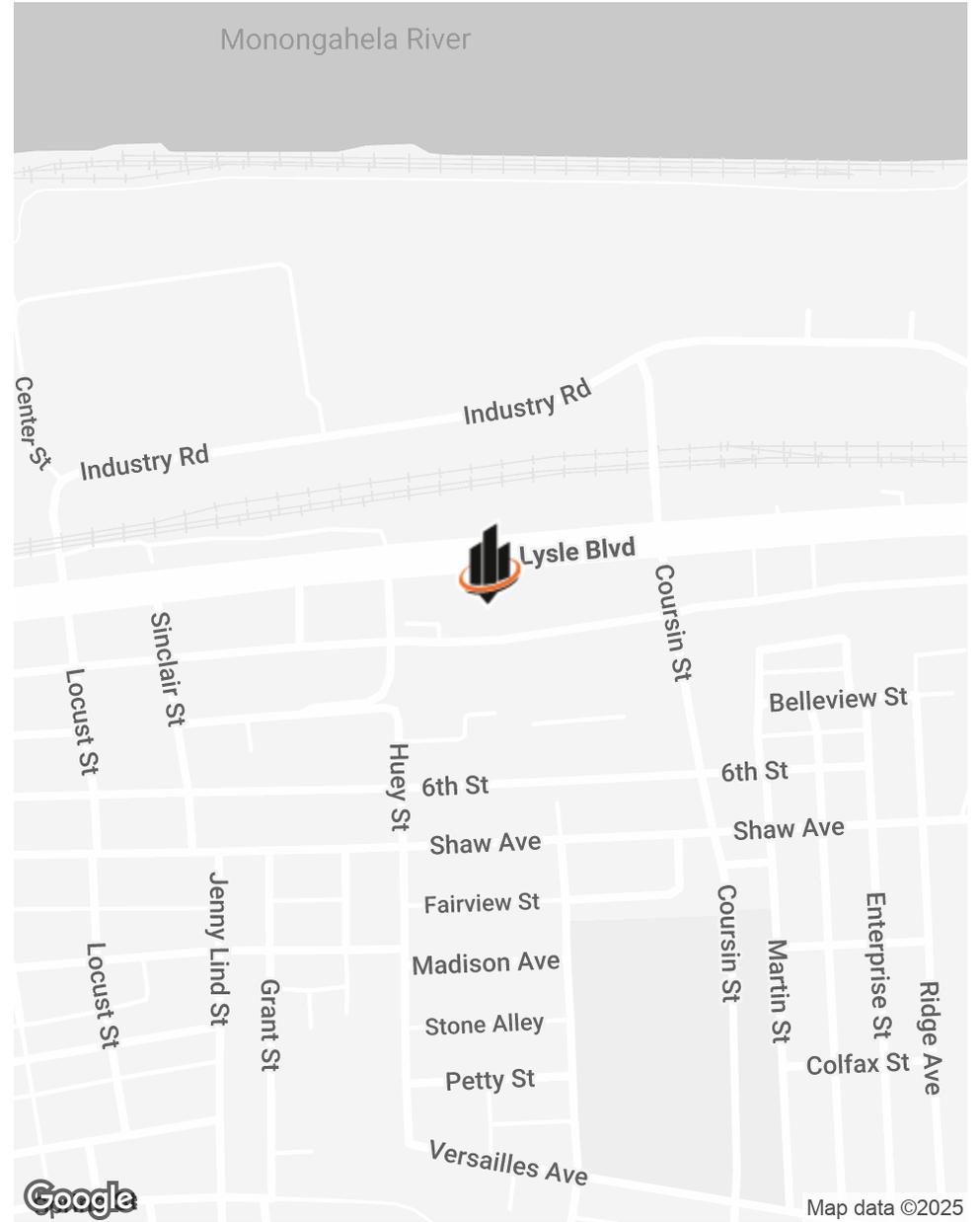
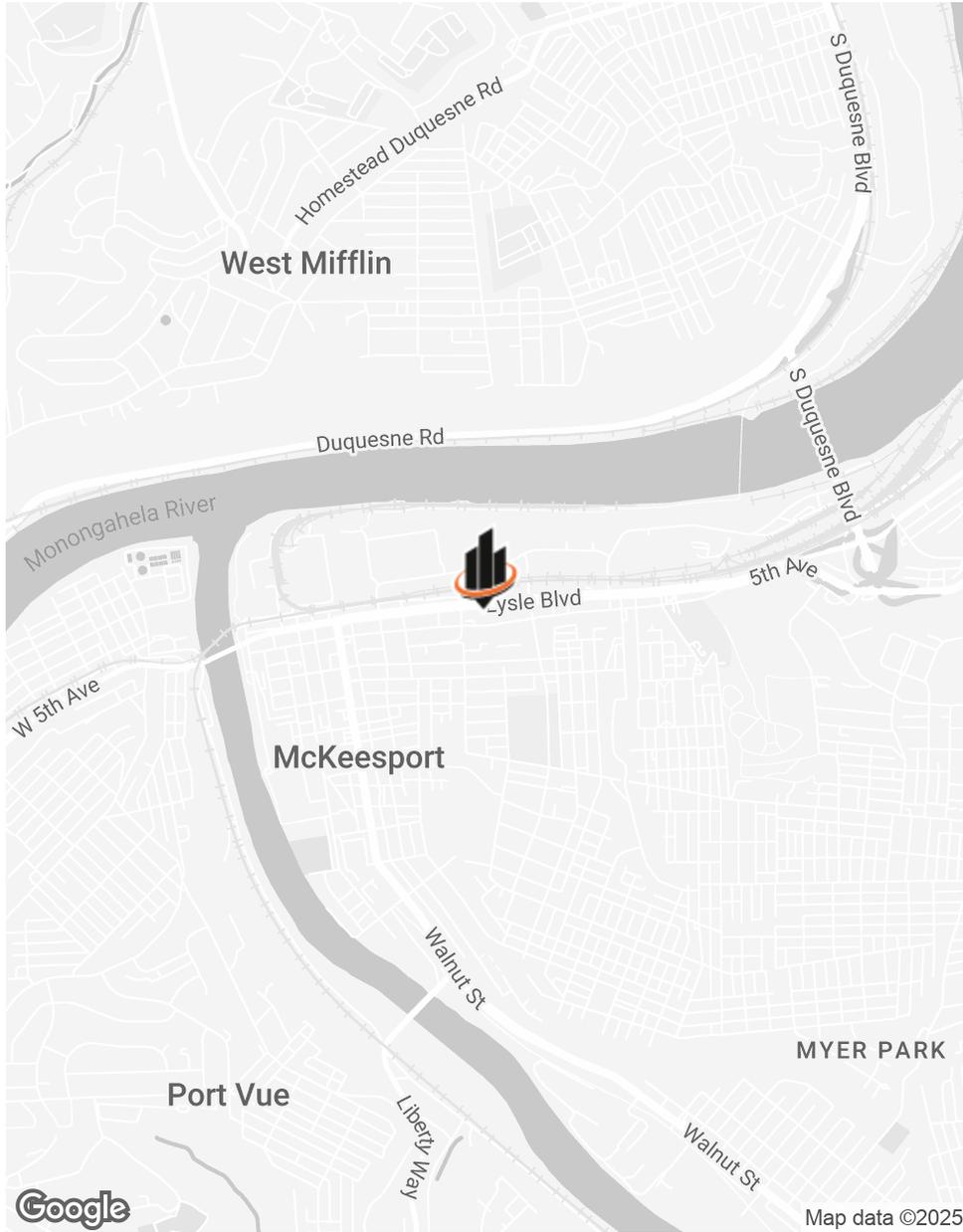


**SECTION 2**  
Location  
Information

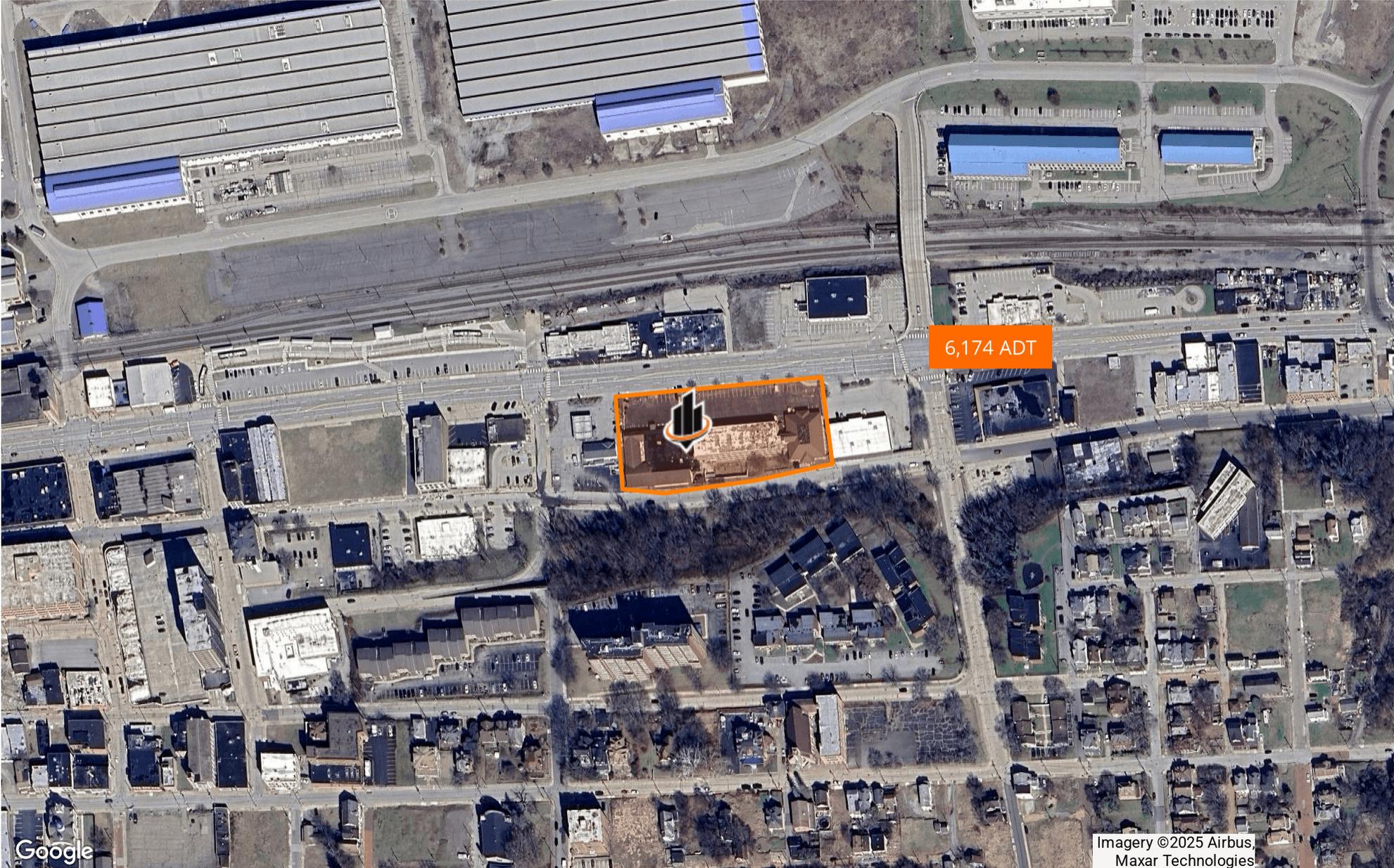
# REGIONAL MAP



# LOCATION MAPS



PARCEL MAP



# RETAILER MAP



# HEALTH CARE FACILITIES



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

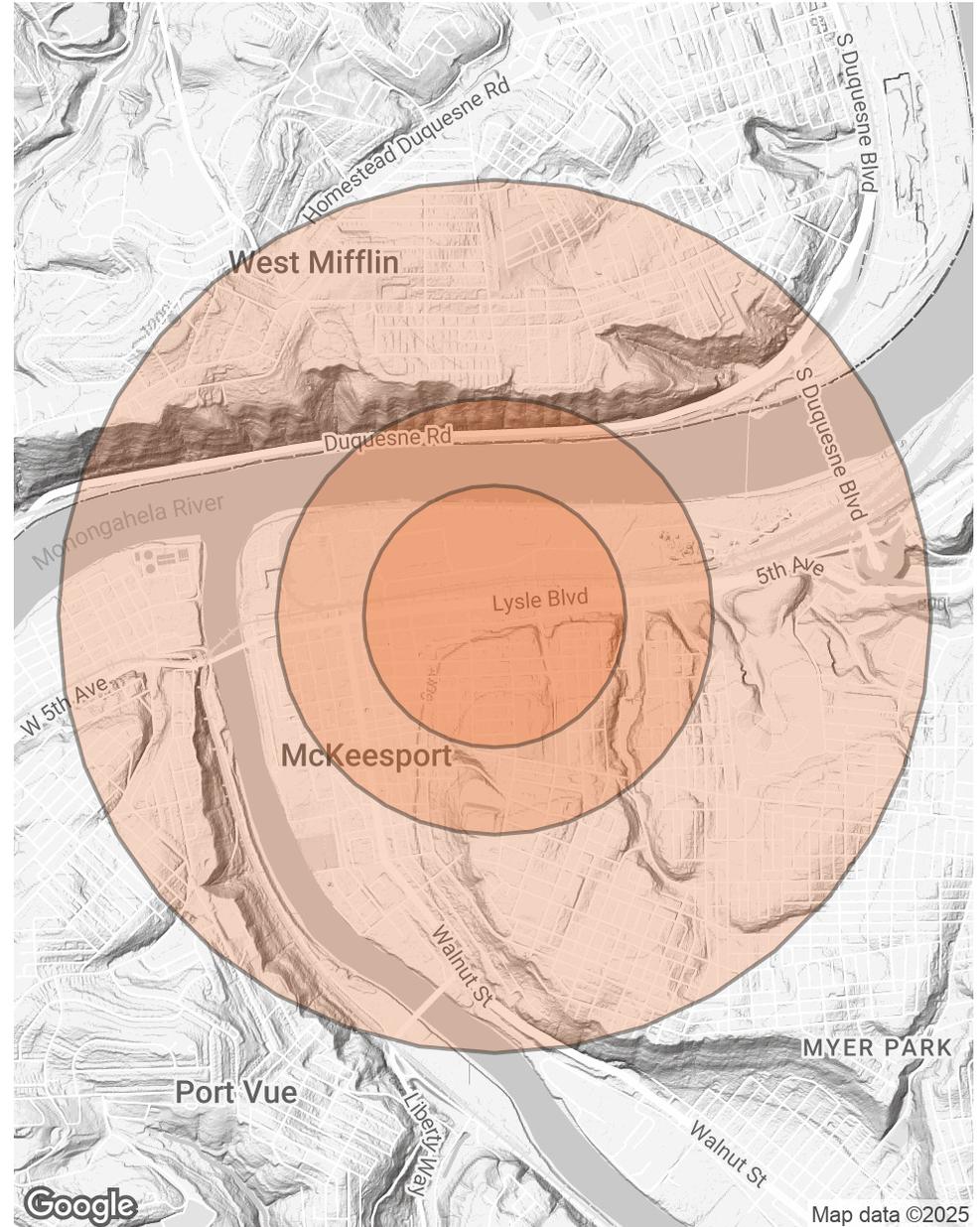
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,320	2,159	10,205
AVERAGE AGE	46	45	43
AVERAGE AGE (MALE)	45	45	41
AVERAGE AGE (FEMALE)	46	46	44

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	647	957	4,338
# OF PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	\$34,984	\$38,637	\$57,791
AVERAGE HOUSE VALUE	\$55,362	\$61,135	\$83,372

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### MCKEESPORT

McKeesport is a city in Allegheny County, situated at the confluence of the Monongahela and Youghiogheny rivers. Founded in 1795 and named in honor of John. McKee, its founder, McKeesport remained a village until 1830 when coal mining began in the region and became a borough in 1842 and a city in 1891. McKeesport is home to the UPMC McKeesport Hospital, the Carnegie Free Library, McKeesport Marina, Dead Man's Hollow, Penn State University - Greater Allegheny Campus, and it has two fully staffed fire stations, along with the McKPD with 55 full time officers and 10 part time officers.



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



SENIOR CARE PLAZA

SENIOR CARE PLAZA

**SECTION 3**  
**Advisor Bios**

## ADVISOR BIO 1



### JASON CAMPAGNA

Managing Director

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### PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

### EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

#### SVN | Three Rivers Commercial Advisors

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## ADVISOR BIO 2



### GRANT UNDERWOOD

Associate Advisor

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### PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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