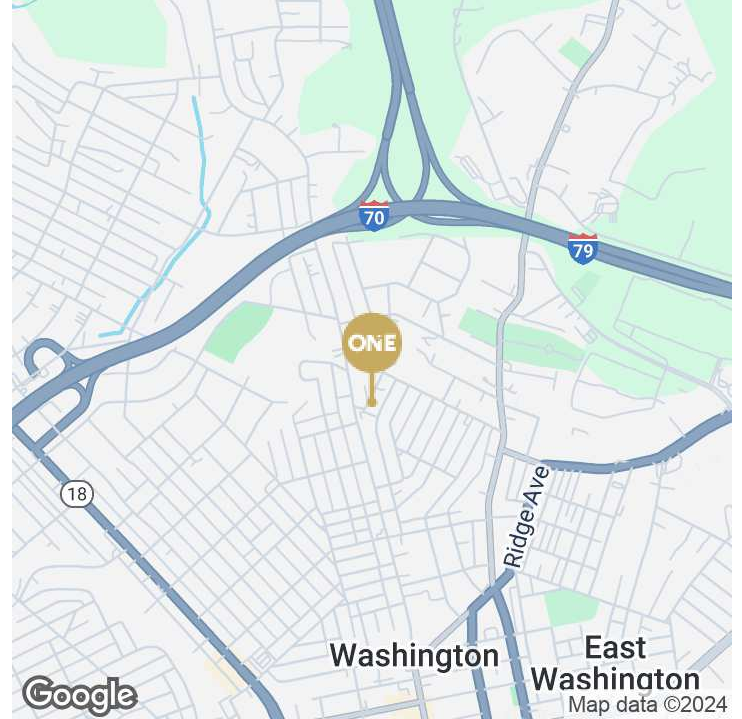


# INVESTMENT PROPERTY FOR SALE

18-24 WILSON AVENUE, WASHINGTON, PA 15301

# FOR SALE



## OFFERING SUMMARY

Sale Price:	325,000
Building Size:	6,396 SF
Available SF:	
Lot Size:	0.391 Acres
Number of Units:	3
Price / SF:	\$50.81
Cap Rate:	11.71%
NOI:	\$38,050
Zoning:	C
Market:	Pittsburgh
Submarket:	Washington County

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the vibrant Pittsburgh area. This property comprises three units, each offering a lucrative 100% occupancy, ensuring a stable and immediate return on investment. Strategically situated for seamless access to major highways, this property provides unparalleled connectivity to Pittsburgh and neighboring areas. With a history of strong rental performance, this property is an irresistible prospect for office investors seeking a valuable addition to their portfolio.

## PROPERTY HIGHLIGHTS

- - Medical Office with four patient rooms, restrooms, office, and ample storage
- - Multi-family units; 1BR Unit and 3BR Single Family Residence
- - Prime location, steps from UPMC Washington Hospital
- - 100% occupancy rate
- - Strong rental history
- - Modern office design
- - Spacious layouts
- - Convenient highway access

ONE

**JAIME BONGIORNO**

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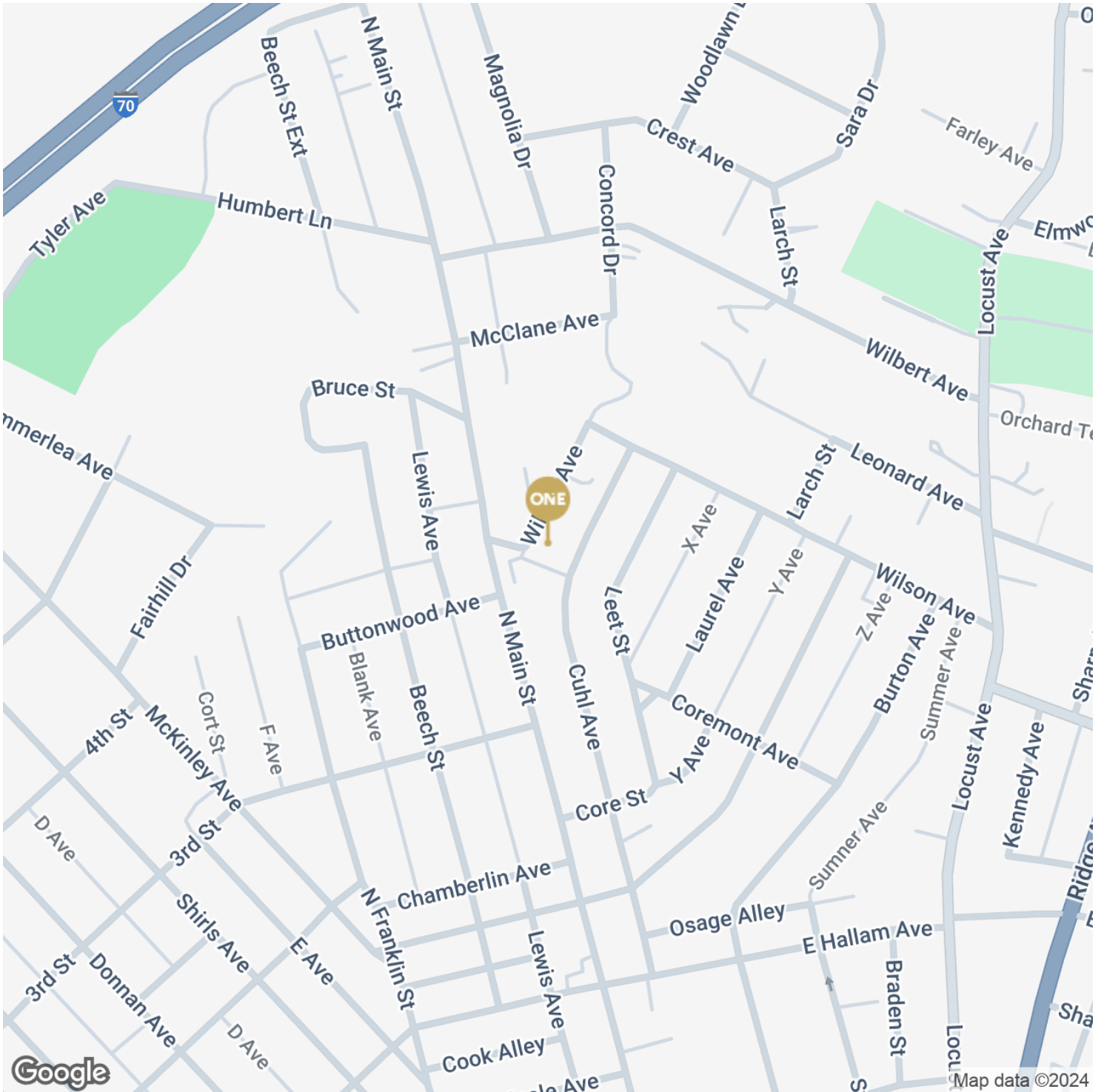
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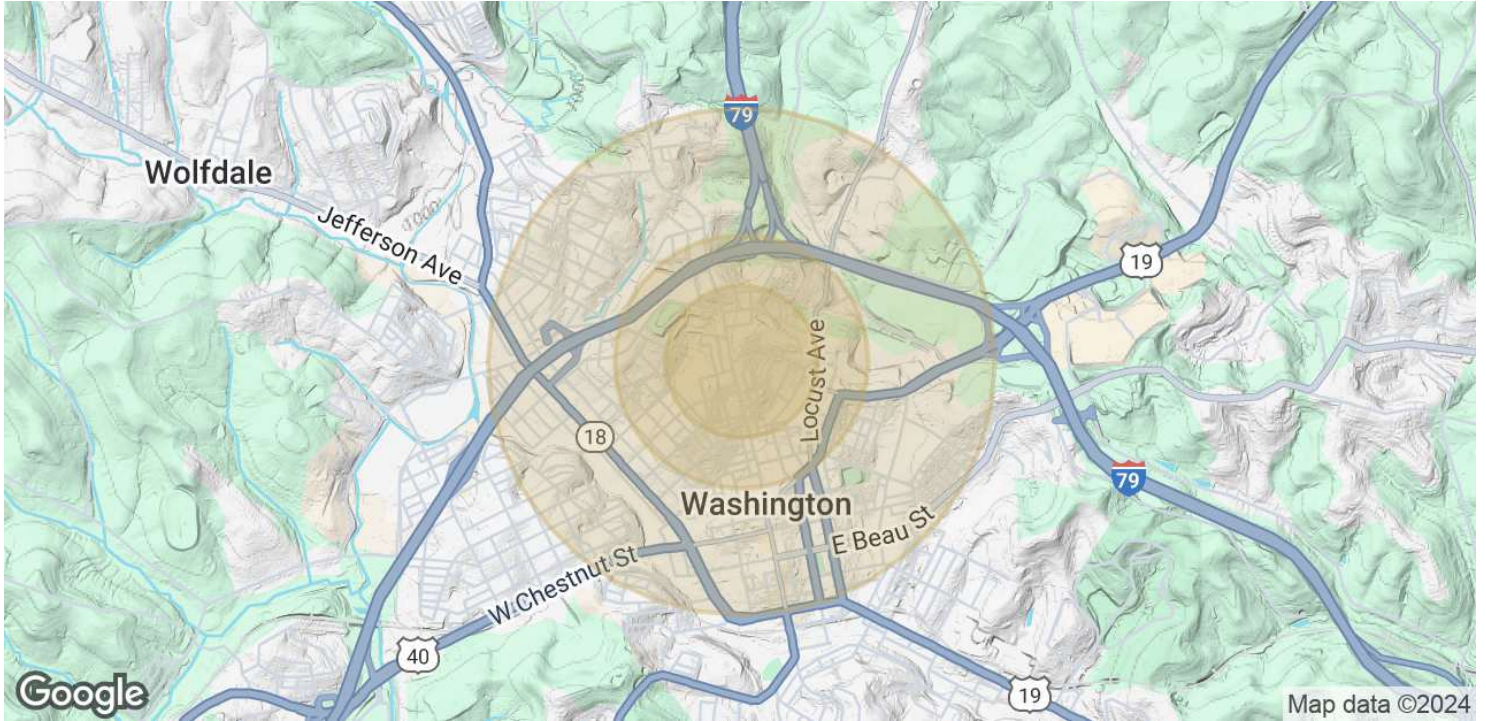
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,215	4,016	12,419
Average Age	45	45	42
Average Age (Male)	43	43	41
Average Age (Female)	46	47	44

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	560	1,845	5,376
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$65,764	\$75,095	\$69,841
Average House Value	\$144,335	\$164,156	\$159,597

Demographics data derived from AlphaMap



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