



ALLISON PARK OFFICE BUILDING FOR SALE

3996 Mt. Royal Boulevard, Allison Park, PA 15101

CONTACT:

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BUILDING SF 4,355 square feet

LAND SIZE 0.77 acres

ZONING Commercial

PARCEL ID 0719-J-00341

SALE PRICE ~~\$725,000~~ **\$650,000**



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**BAKER
YOUNG**
CORPORATION

PROPERTY OVERVIEW

- 4,355 SF office building located on 0.77 acres for sale.
 - 2,559 SF main floor
 - 1,796 SF lower level
- **The current owner will lease the lower level at market rate.**
- The building was extensively renovated in 2014-2015.
- The main floor has two bathrooms (*one bathroom is handicap accessible*).
- Conference room that seats 8 on main floor.
- Full kitchen and storage area on main floor.
- Wired CAT 6 to all offices and reception area.
- There is a main entrance and a rear entrance to the parking lot from the main floor.
- Lower level has a large open area used as a conference room.
- Kitchenette on the lower level.
- Unisex bathroom on lower level.
- Open plan work station and office on the lower level.
- 25 parking spaces with two entrance points -- one on Mt. Royal Boulevard and one on Duncan Avenue.
- **FOR SALE AT ~~\$725,000~~ \$650,000.**

