

OFFERING MEMORANDUM
**4,416 SF Warehouse w/
Fenced-In Secured Parking**

519 BESSEMER AVE
East Pittsburgh, PA 15112

PRESENTED BY:

GARRETT CHERAN
Senior Advisor
O: 412.536.5035 x1021
C: 724.759.5164
garrett.cheran@svn.com



FOR SALE
COLDWELL BANKER
REALTY
COMMERCIAL
OFFICE SPACE
WAREHOUSE
VANESSA DOSS
412.447.8770 (K)
724.864.2121 (M)

REAL ESTATE

NOTICE
519 BESSEMER
EAST PITTSBURGH, PA 15112
CALL FOR MORE INFO

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.

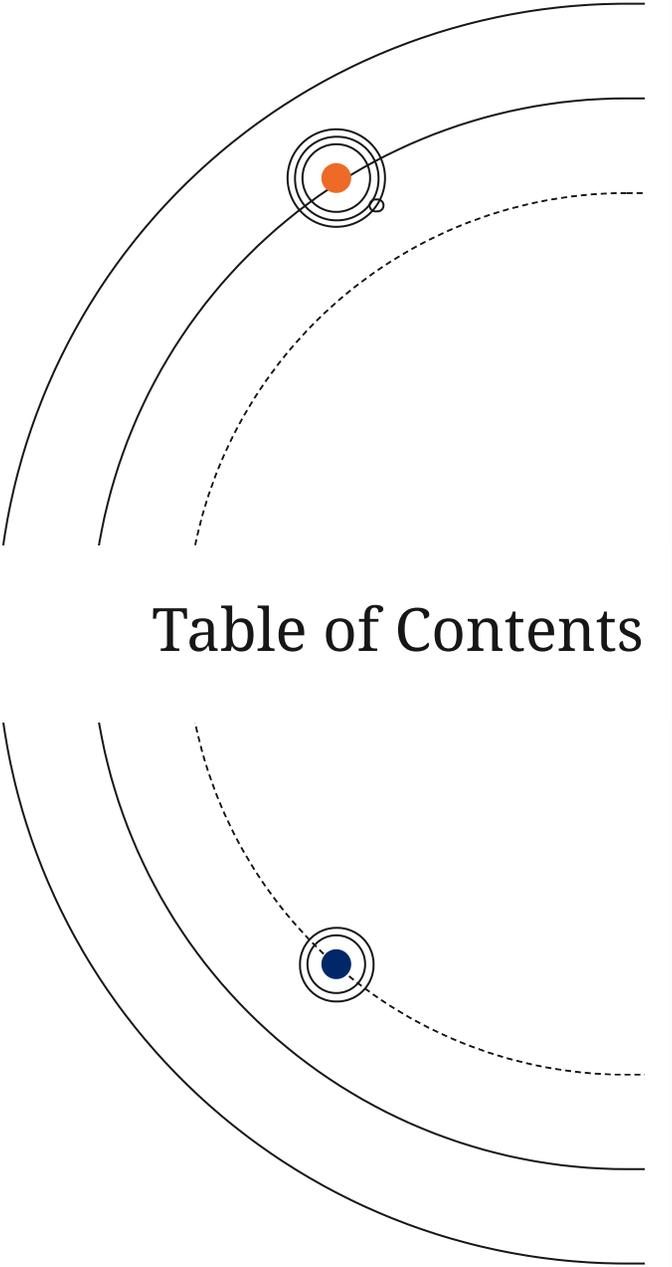


Table of Contents

4

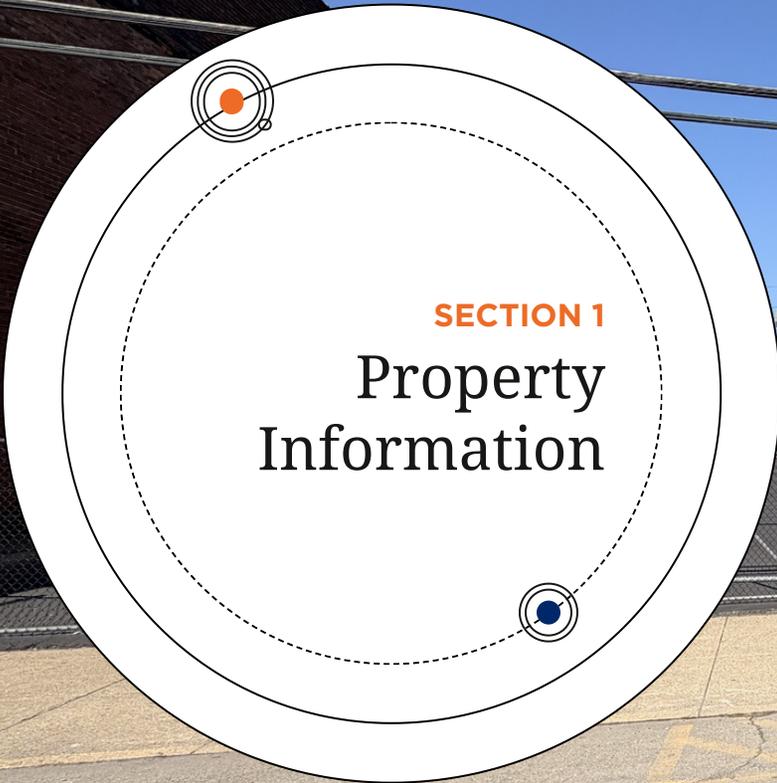
PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6

7

LOCATION INFORMATION

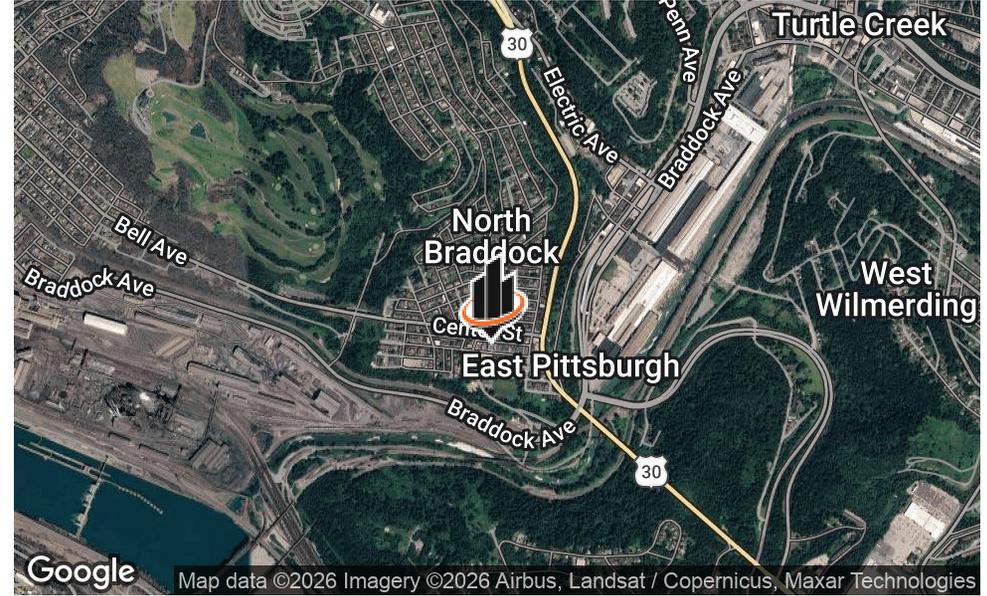
Location Maps	8
Retailer Map	9
Parcel Map	10
Demographics Map & Report	11
Location Description	12



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$290,000
LEASE RATE:	\$4,000.00 / month (+ utilities)
BUILDING SIZE:	4,416 SF
AVAILABLE SF:	4,416 SF
LOT SIZE:	2,481 SF
MARKET:	Pittsburgh
SUBMARKET:	East Pittsburgh

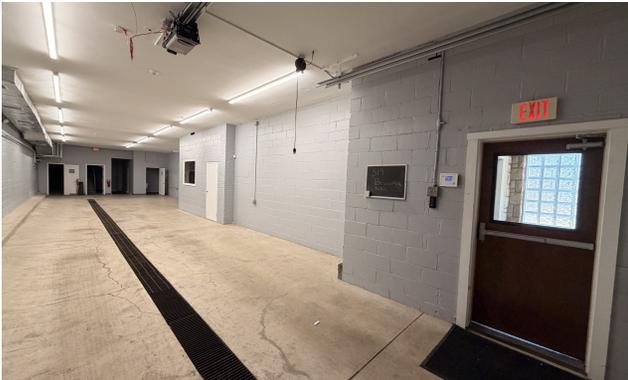
PROPERTY OVERVIEW

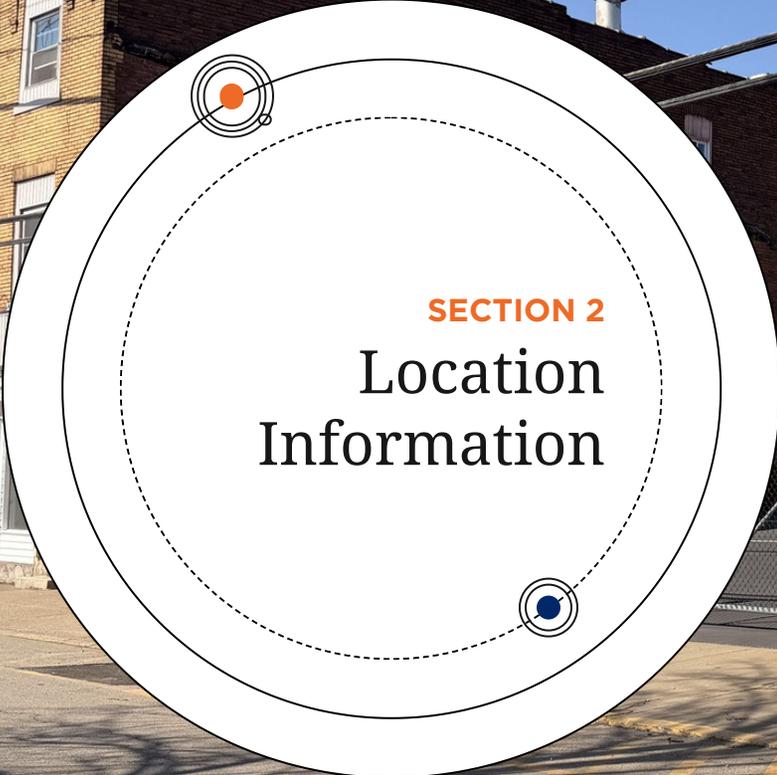
SVN Three Rivers Commercial Advisors is pleased to present for sale 519 Bessemer Ave, ideally located with quick access to Route 30 and Downtown Pittsburgh. The property features an updated 4,416 SF commercial office/warehouse space with virtually no deferred maintenance. An on-site backup generator ensures uninterrupted operations and a fenced-in secured parking lots ensures convenience and peace of mind.

PROPERTY HIGHLIGHTS

- Building has been completely updated, no deferred maintenance
- Warehouse / garage on 1st floor: garage door is 9.5 ft tall with 2,280 sf of garage space
- Beautifully remodeled - 5 offices, conference room, kitchen and 3 bathrooms
- Backup generator
- Fenced-in secured parking lot
- All new security and fire alarm system
- Single phase power - 240V 120 - 400 amp service
- Brand new municipal building directly across the street

ADDITIONAL PHOTOS

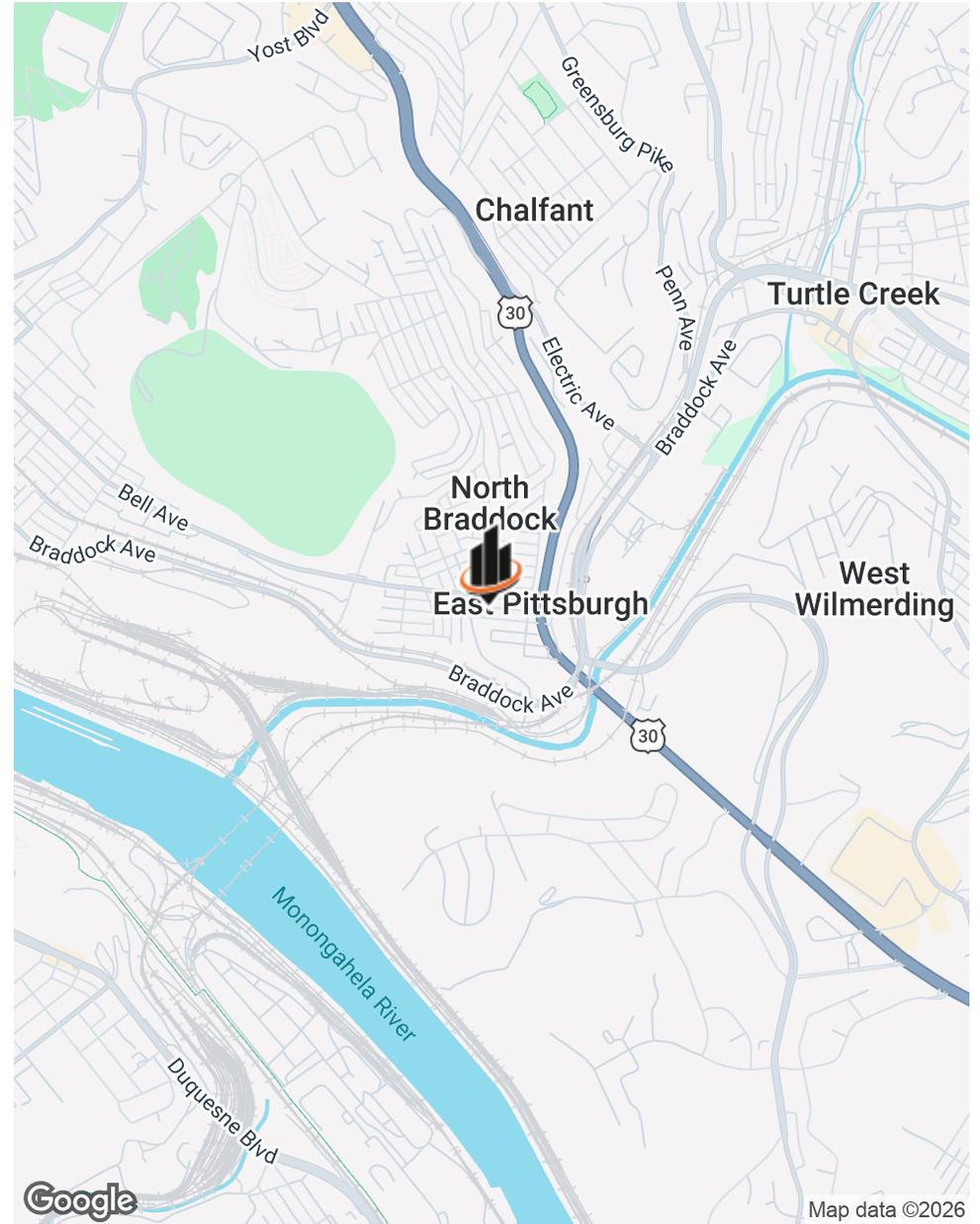
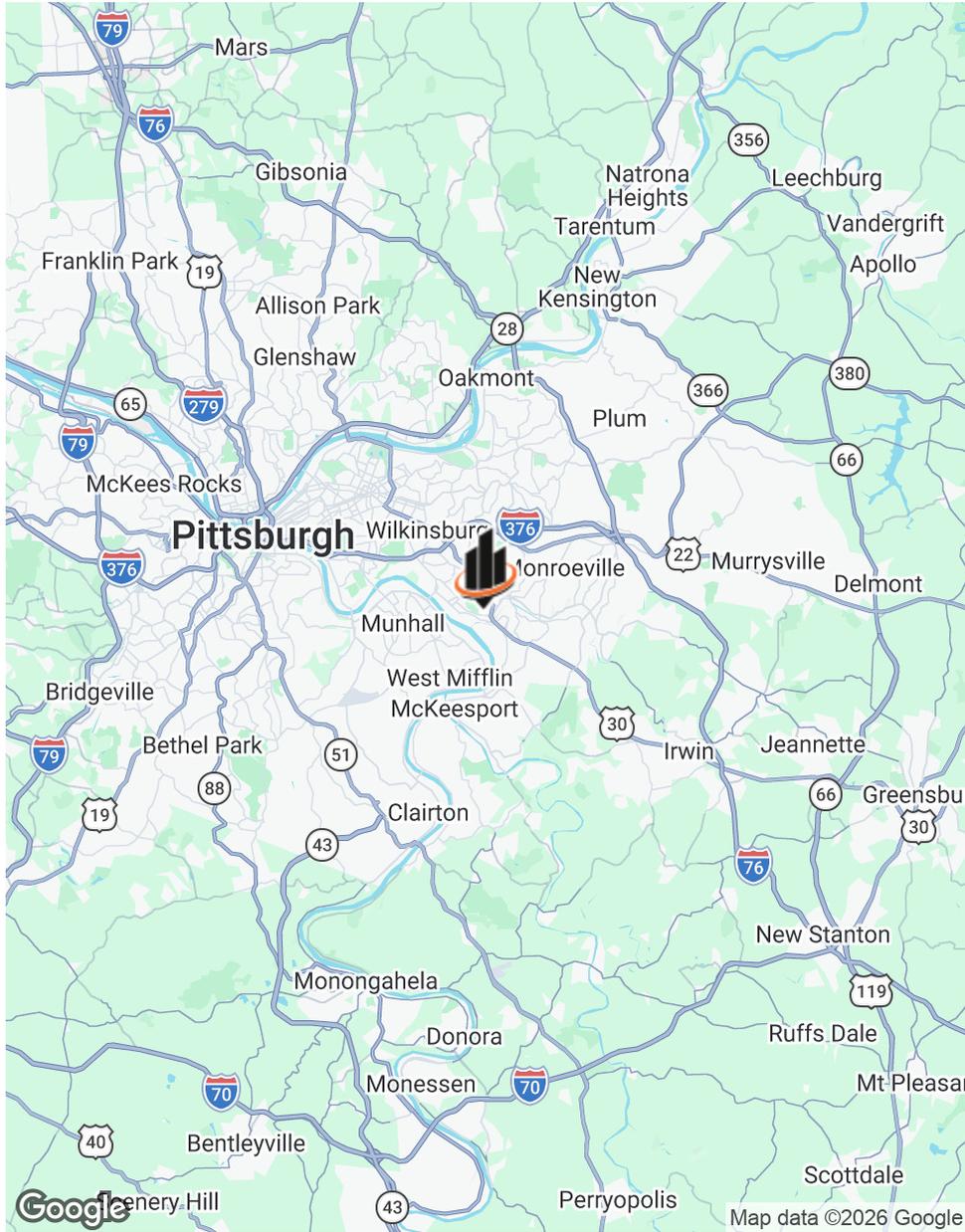




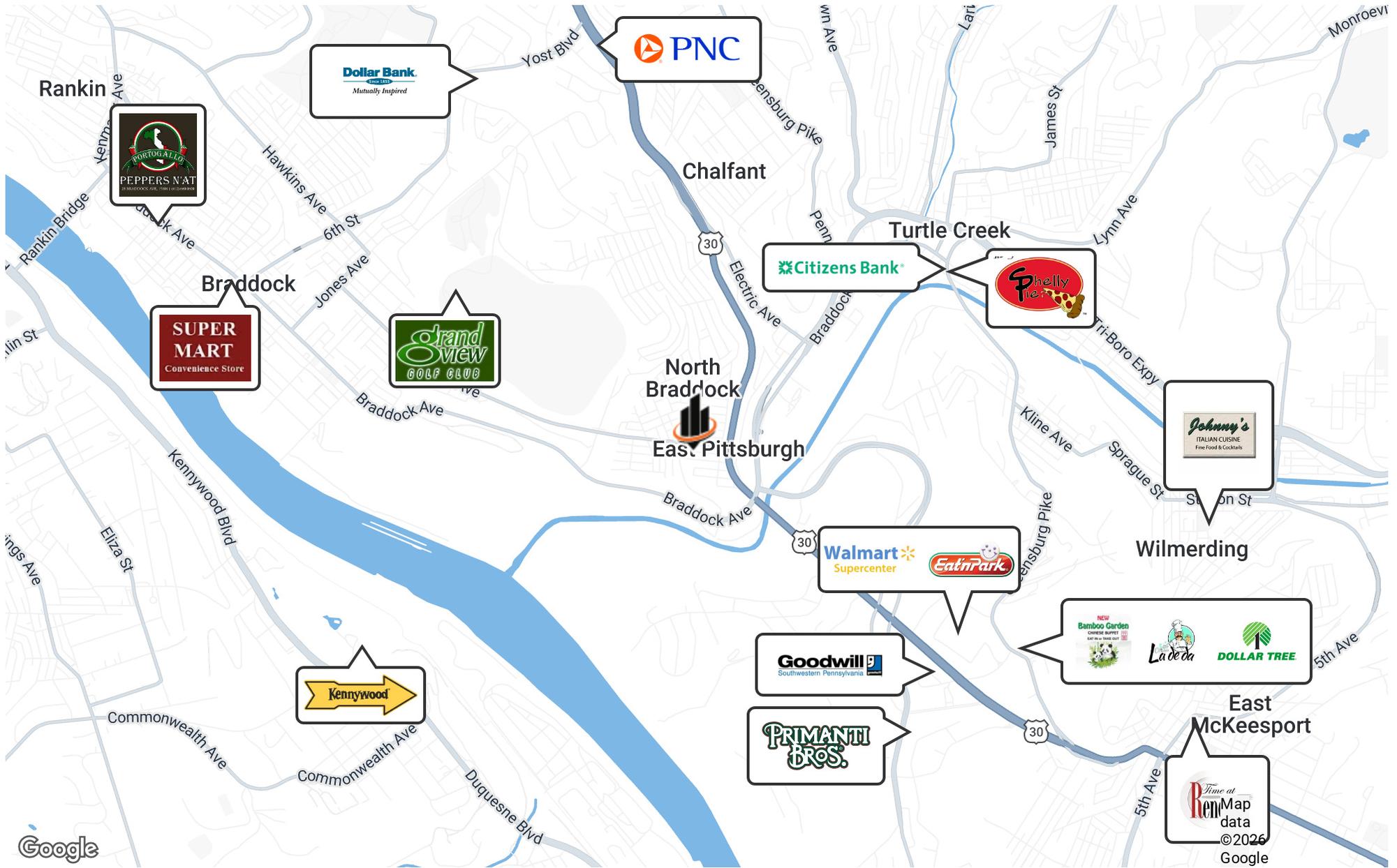
SECTION 2
Location
Information

FOR SALE
COLDWELL BANKER
REALTY
COMMERCIAL
OFFICE SPACE
& WAREHOUSE
VANESSA DOSS
412.447.8770 (K) /
724.864.2121 (M)

LOCATION MAPS



RETAILER MAP



PARCEL MAP



LOCATION DESCRIPTION



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.



EAST PITTSBURGH

East Pittsburgh is a borough in Allegheny County covering a one half square mile area nine miles east of the city of Pittsburgh, PA. It is flanked on one side by a westward flowing stream called Turtle Creek which flows into the Monongahela River and flows onward to become part of the three rivers that meet at the Point in Pittsburgh. The other two rivers are the Allegheny and the Ohio. The first units of the Westinghouse Electric & Manufacturing Co. were built in 1894. This was followed by the building of the town proper. East Pittsburgh became a fast-growing town with expanding businesses and a large increase in population. The Pennsylvania Railroad established a station in East Pittsburgh and the trolley lines were extended to the town. The first transmission from pioneer radio station KDKA- AM was made from the Westinghouse plant in East Pittsburgh. The borough continues to play a larger role in the life of the three rivers by influencing the history of people worldwide through its talented people, manufacturing abilities, and inventions.

PRESENTED BY:

Garrett Cheran

Senior Advisor
O: 412.536.5035 x1021
C: 724.759.5164
garrett.cheran@svn.com

FOR SALE
COLDWELL BANKER
REALTY
COMMERCIAL
OFFICE SPACE
& WAREHOUSE
VANESSA DOSS
412.447.8770 (K) /
724.864.2121 (M)