

Adjusted Asking Price:  
~~\$1,200,000~~ - \$1,100,000

Vacant

# Office Space for Sale

+/- 10,000 SF

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## John Bilyak

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## **Ownership Opportunity**

with existing revenue stream potential

## 50 Seco Road Monroeville Business Park

### Property Features:

- Own vs. Pay Rent - 2 existing potential tenants
- +/- 10,000 SF of office space vacant and SF available
- Property features: conference room, office spaces, 2 bathrooms, kitchenette, and shower
- 41 surface level onsite parking spaces available
- Quick Access to I-376 Parkway East, Routes 22 and 48, the PA Turnpike, and UPMC East and Forbes/AHN
- Flexible building that can be subdivided

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# Nearby Amenities



## 5-Mile Radius *Demographics*



Total Population  
**121,346**



Avg. HH. Income  
**\$96,014**



Nearby ADT  
**19,000**



Total Businesses  
**4,459**



Easy access to



**UPMC** | EAST



## Interior Photos

