

# 7,669 SF FOR SALE

## Commercial Office / Investment Property

290 Perry Highway West View, Allegheny County, PA 15229



### PROPERTY HIGHLIGHTS

|               |                               |
|---------------|-------------------------------|
| Building Size | 7,669 SF                      |
| Current NOI   | \$72,237                      |
| Cap Rate      | 10% (based on current income) |
| Land Area     | 0.16 Acres                    |
| Zoning        | Commercial / Office           |
| Construction  | Solid, Stand-Alone Building   |
| Parking       | On-Site Parking (5)           |



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# IDEAL USES

290 Perry Highway West View, Allegheny County, PA 15229



## Ideal Uses

- Professional Office
- Owner-Occupied Business with Income
- Small Investment Property with Term Lease
- Service Retail / Flex Office

## Commercial / Office Use Possible

Suitable for professional services, small business offices, or potentially other commercial uses subject to zoning approval.



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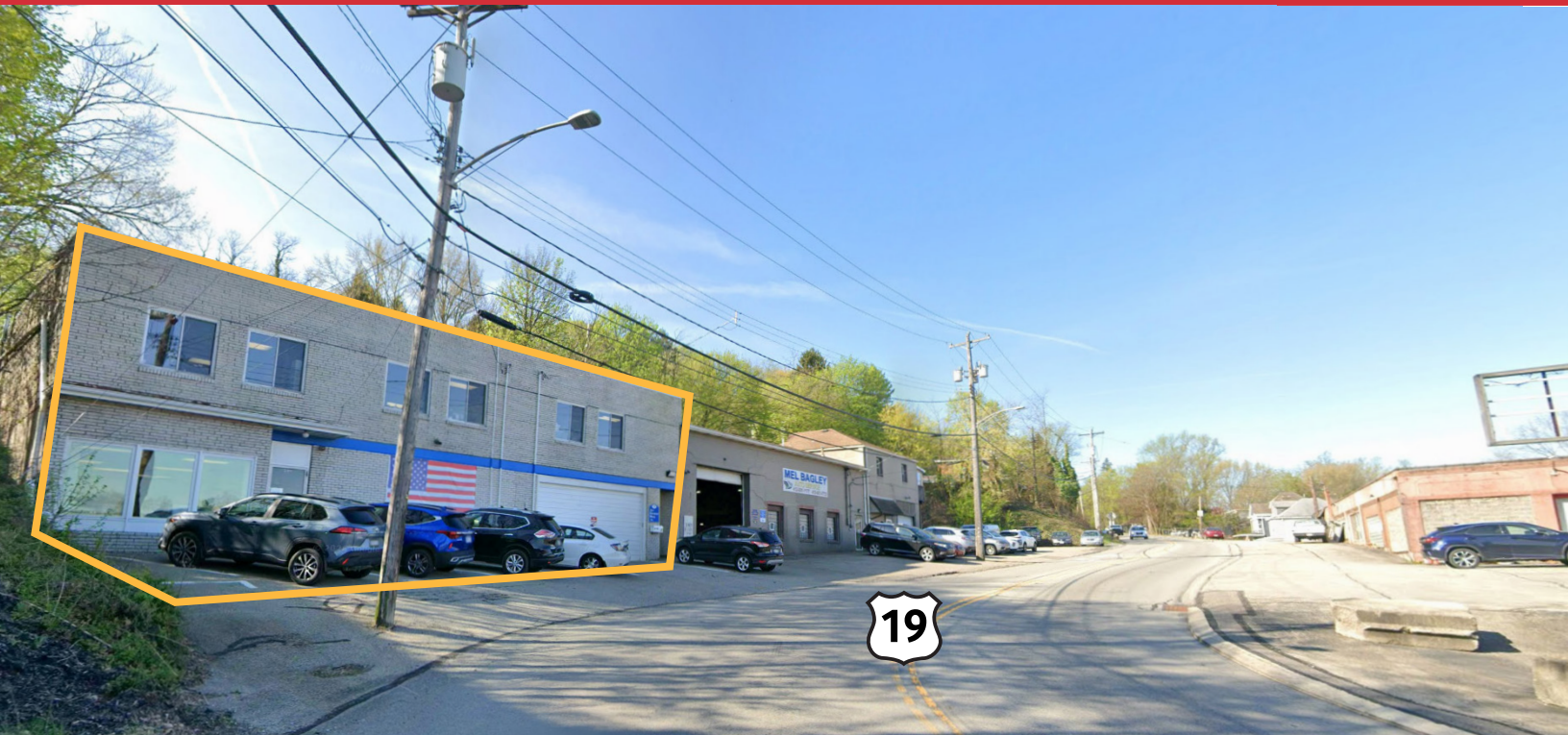
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# LOCATION

290 Perry Highway West View, Allegheny County, PA 15229



## LOCATION HIGHLIGHTS

- Located on Perry Highway (Route 19) — a major North Hills commercial corridor
- Surrounded by retail, restaurants, banks, and neighborhood services
- Dense residential population in West View, Ross Township, and nearby North Hills communities
- Excellent access to public transportation and commuter routes
- Internal parking garage

## SURROUNDING AMENITIES

- The broader West View business district includes shopping, food options, and easy commuting routes — attractive for tenants or buyers.
- North Hills School District

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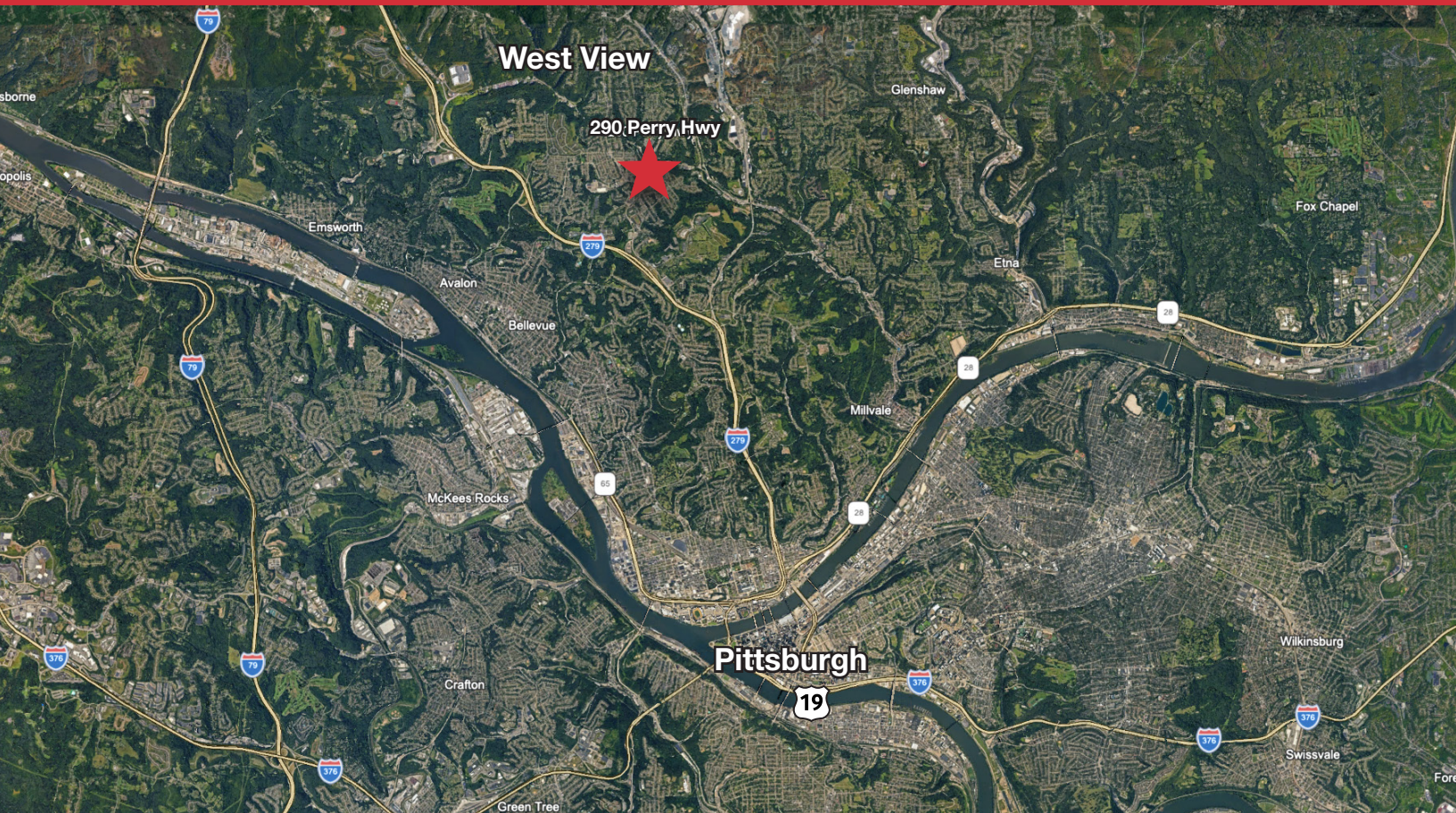
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# SURROUNDING CONTEXT

290 Perry Highway West View, Allegheny County, PA 15229



## NEIGHBORHOOD & MARKET CONTEXT

West View is a compact, established borough just north of Pittsburgh with strong residential character and growing commercial activity along Perry Hwy.

Properties in West View generally enjoy quick market movement and a mix of residential and small commercial spaces, with median home values around the low-to-mid \$200,000s

### Median Home Values

|                  |                  |                  |
|------------------|------------------|------------------|
| <b>3 miles</b>   | <b>5 miles</b>   | <b>10 miles</b>  |
| <b>\$209,674</b> | <b>\$215,784</b> | <b>\$232,899</b> |

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