



OFFICE/FLEX BUILDING

FOR SALE/LEASE

1101 Fifth Avenue
Coraopolis PA 15108

David Hanley • Broker • 412.261.6532 x237 • david@prudentialrealty.com
Michael Damian • Senior Advisor • 412.261.6532 x253 • michael@prudentialrealty.com

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS:

- Combination of private office space and open flex area
- Functional layout supporting light industrial, showroom, service, or creative office uses
- Prime Fifth Avenue frontage with excellent exposure
- Centrally located within the Coraopolis business district
- Easy access to major highways and Pittsburgh International Airport
- Suitable for owner-user, investment or tenant occupancy
- Strong surrounding retail, office, and service-oriented demand

ZONING: C-2

LOT & BLOCK: 342-E-217

LOT SIZE: 7,500 +/- square feet

- High Ceilings
- Large Open Areas
- 5-Private Offices
- 1-Kitchen Area
- 2-ADA Restrooms | 2-NON-ADA Restrooms
- Electric: 3-Phase - 260 Amps
- Rubber Roof
- Parking-Municipal lot (\$15/month) or free on-street parking

BUILDING SIZE:

6,700 +/- SQUARE FEET

SALE PRICE:

\$695,000

LEASE PRICE:

\$12.00 PSF + NNN + UTILITIES



All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

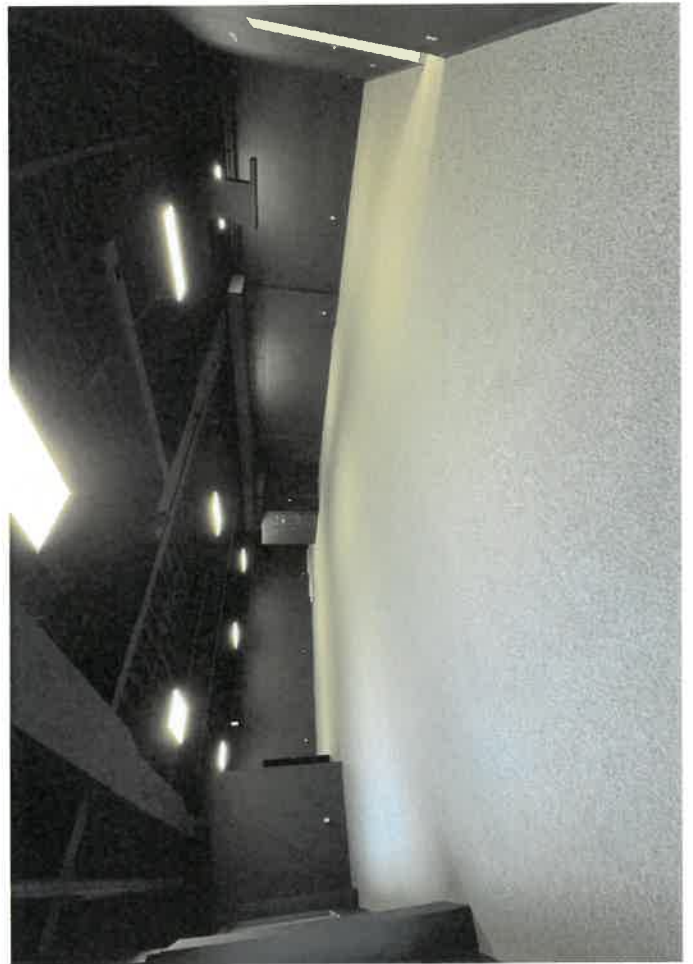
LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	6,699	34,016	80,013
Median HH Income	\$65,632	\$94,034	\$98,963









PIN: 0342E00217000000



January 15, 2026

 Municipalities  Parcels

 Streets

1:1,128

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

Allegheny County 2012; 2010 Imagery

1101 Fifth Avenue ~ Coraopolis PA 15108



Copyrighted report licensed to Prudential Realty Company - 235843



1/15/26

1101 Fifth Avenue ~ Coraopolis PA 15108

