



BERKSHIRE HATHAWAY
HomeServices
The Preferred Realty

**Just Listed
For Sale**

PRESENTED BY: The Dominic Janidas Team

Offered At: \$1,250,000

**MEDICAL
OFFICE
PROPERTY** | **FOR SALE**

North
Huntington, PA



PROPERTY INFO

Total Usable SF	Approx 10,000 SF
Tenancy	Owner User/ Investment
Zoning	C-1 Commercial
Median Income	1-Mile: \$102,213
Population	3-Mile: 31,100
Submarket	North Huntington
MSA	Pittsburgh

- Approx 10,000 SF of usable space inclusive of waiting room, Operatory, Admin Office, and Storage.
- Parking for approximately twelve vehicles
- 133' of Frontage along US Route 30. with traffic counts in excess of 26,000 VPD
- Previous use was for a veterinary hospital with three physician's and staff of 14.
- Grandfathered in signage along Route 30 measuring 3' X 12'

Exclusively Listed By: The Dominic Janidas Team
Associate Broker/Team Leader, Dominic Janidas, CCIM
Commercial Advisor, William Clemenza
City of Pittsburgh Regional Office
5801 Forbes Avenue • Pittsburgh, PA 15217
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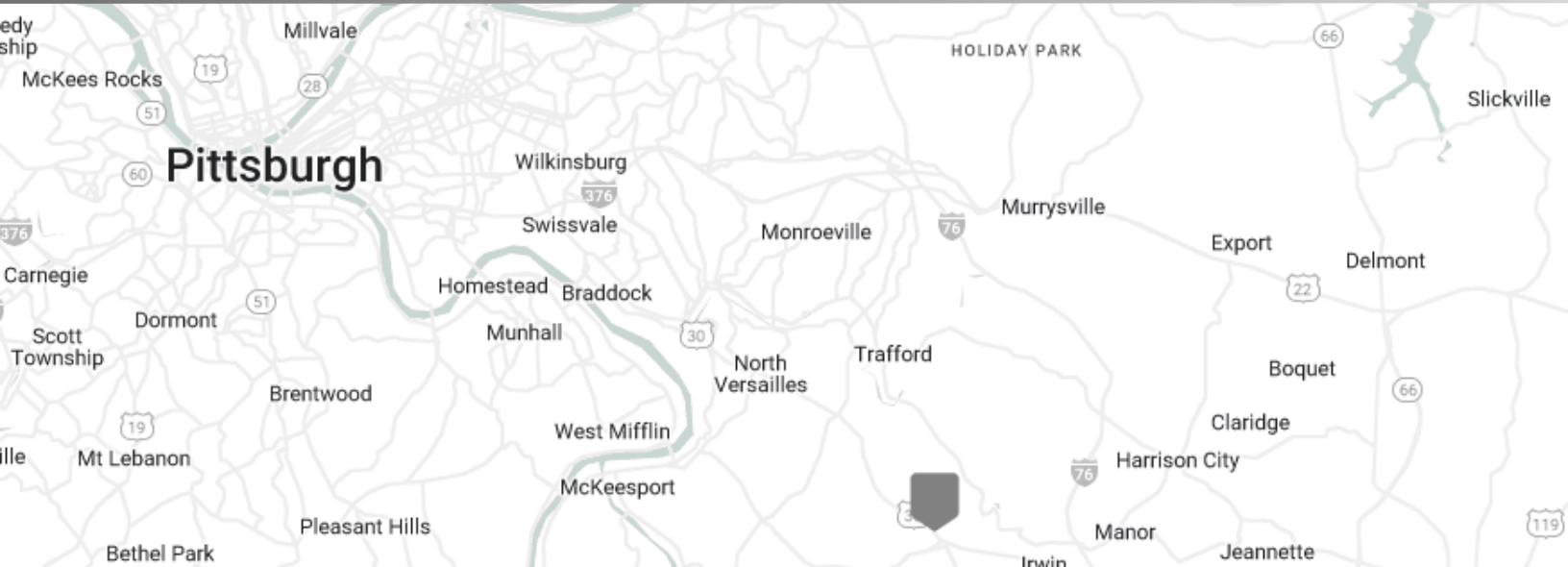




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