

FOR SALE

INVESTMENT PROPERTY or OWNER/USER
440-442 CASTLE SHANNON BLVD (MT. LEBANON)
Pittsburgh, PA 15234

 CENTURY
REALTY



6,621 SF Lot with an approximately 3,000 SF 2-story Building
On-Site Private Parking | Front and Rear Access | Storage Container

Parcel ID# 192-D-126

ASKING PRICE: \$695,000

Jessica Jarosz

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412.235.7233

Century Realty | 412.235.7233 | 6000 Town Center Blvd, Suite 230, Cannonsburg, PA 15317



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PROPERTY INFORMATION:

- A unique chance to acquire a stunning commercial property in Mt. Lebanon on a highly traveled road
- Owner has placed over \$75,000 in capital improvements & maintenance to the Property
- Newer Roof
- Two (2) existing tenants with leases ending in 2Q & 4Q 2025 | Both have expressed interest in staying
- Retail visibility at a signalized intersection and lower level access to additional usable space
- Shipping container on site which can provide an additional income opportunity (20' long by 8' tall & wide)
- Average Daily Traffic: 15,192



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APPROX 3,000 SF | AVAILABLE FOR SALE

DEMOGRAPHICS:

POPULATION	2 MILE	5 MILE	10 MILE
2020	71,385	219,510	789,527
Median Age	43.1	41.3	39.6

HOUSEHOLDS & INCOME	2 MILE	5 MILE	10 MILE
Total Households	31,788	127,865	353,283
Avg. HH Income	\$111,324	\$98,234	\$92,458
Median HH Income	\$87,466	\$75,696	\$67,352



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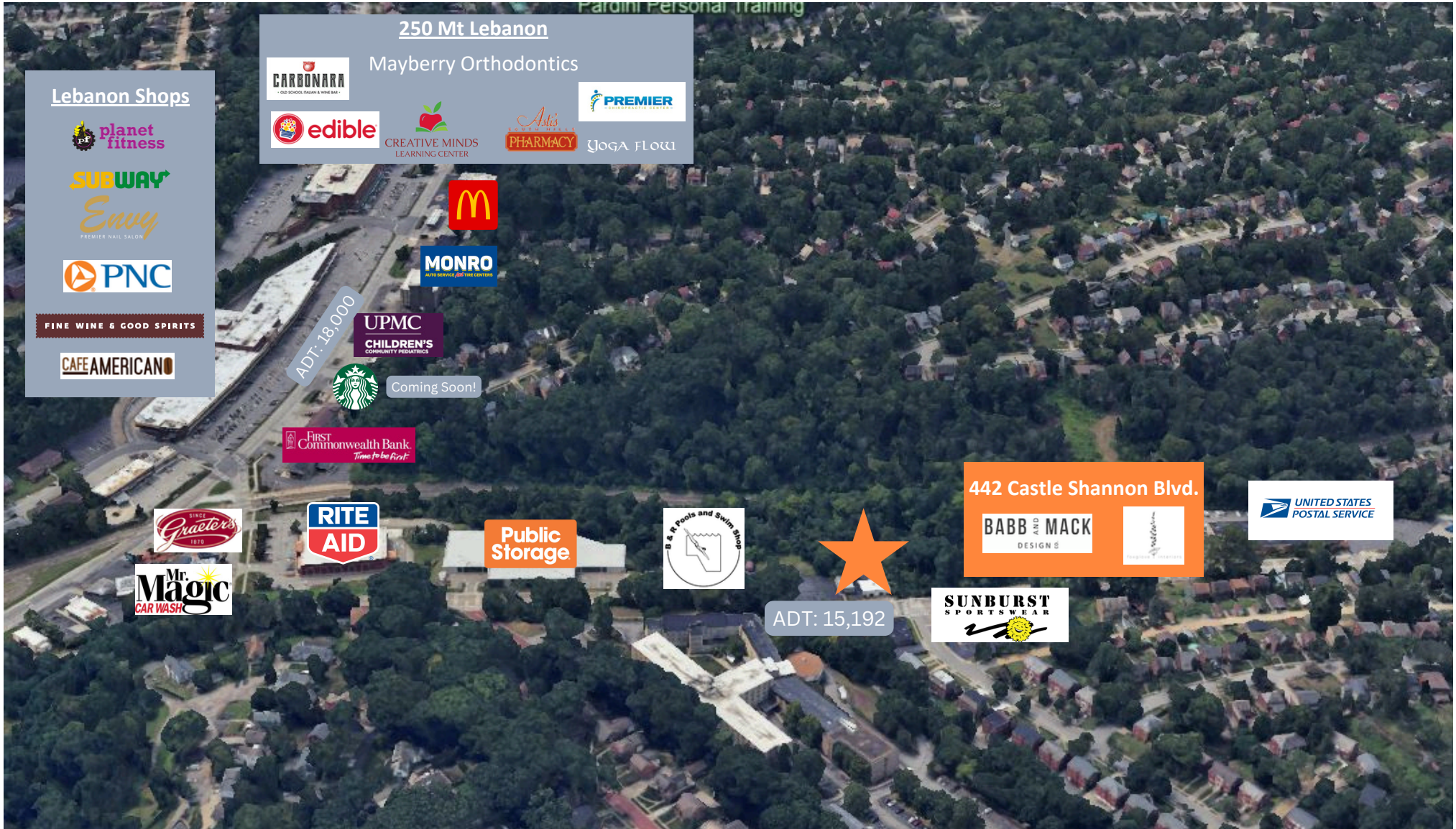
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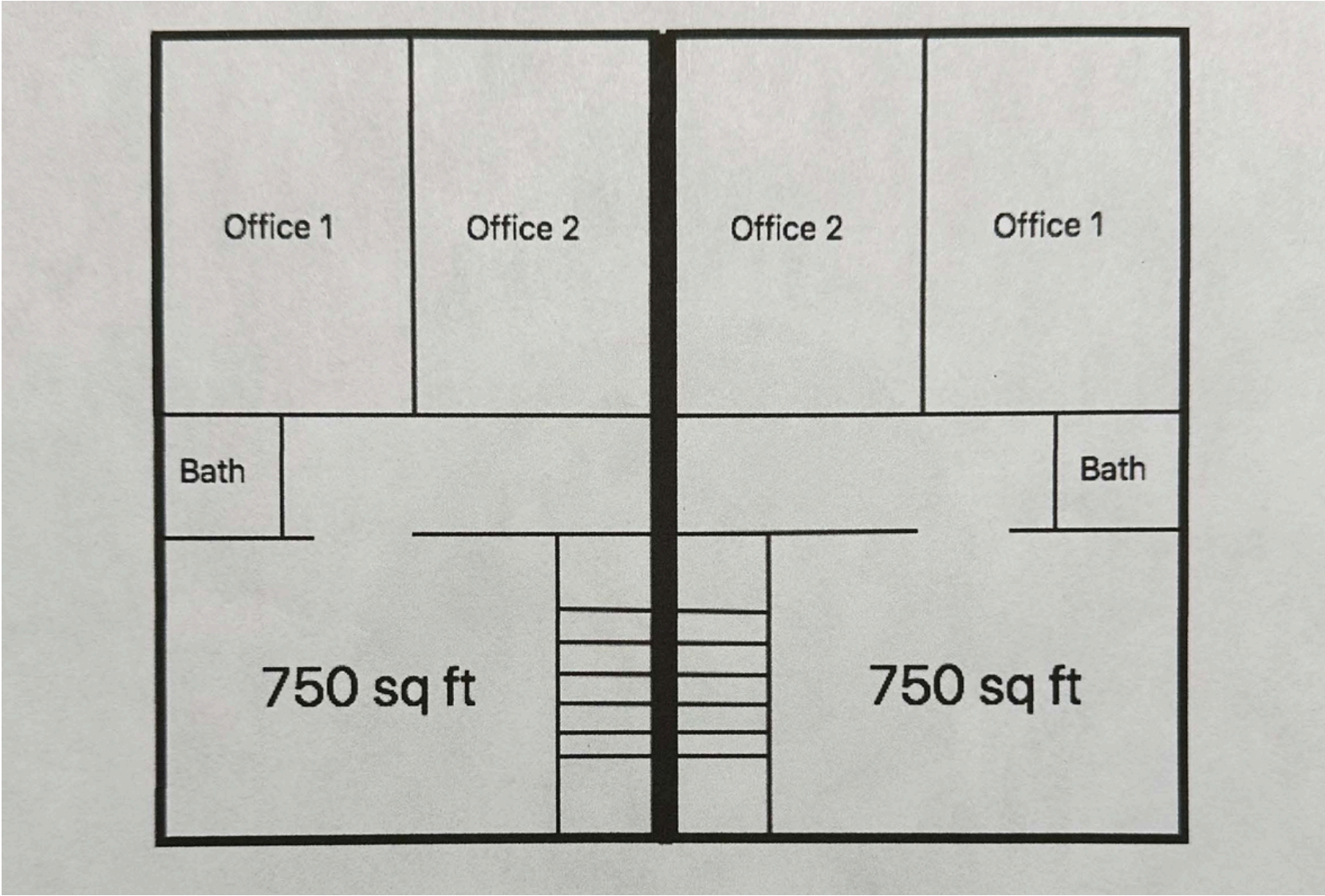
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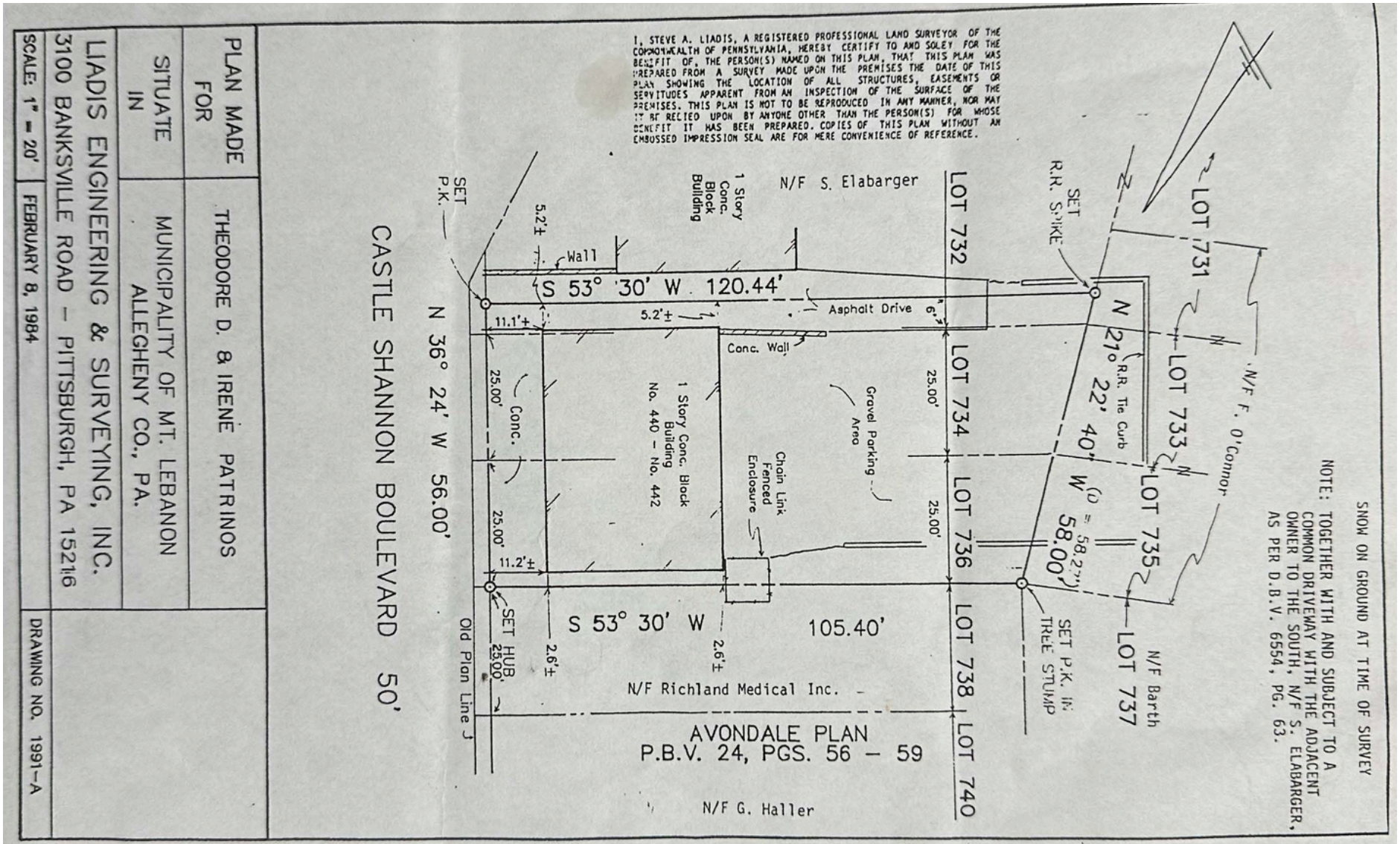
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6000 Town Center Blvd, Suite 230, Cannonsburg, PA 15317

304.232.5411

John Aderholt, Broker

If interested in additional information on the property and for property tours, please contact:

Jessica Jarosz

Executive Vice President

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412.512.1330

*Existing income, tenant leases and operating expense information is available

