

MIXED-USE PROPERTY FOR SALE

400 SHINGISS ST, McKEES ROCKS, PA 15136



INVESTMENT OR OWNER/USER OPPORTUNITY

PROPERTY HIGHLIGHTS

- 15,000 SF building plus land site
- Former bar & lounge
 - NNN Lease structure
- 1 bed/1 bath single family home attached
 - Separate entries
 - Strong rental rates
- Sale Price: \$180,000

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BUILDING SPECS

Building Size	15,000 RSF	Occupancy	Single Tenant
Municipality	City of Pittsburgh	Construction	Masonry
Building Parcel ID	0074-L-00015-0000-00	Parking	10 surface spaces
Land Parcel ID	0074-R-00182-0000-00	Utilities	All public utilities to site including public water and sewer, gas, electric, and telephone
Zoning	Mixed-Use		

DEMOGRAPHICS 5 MILE RADIUS (2024)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

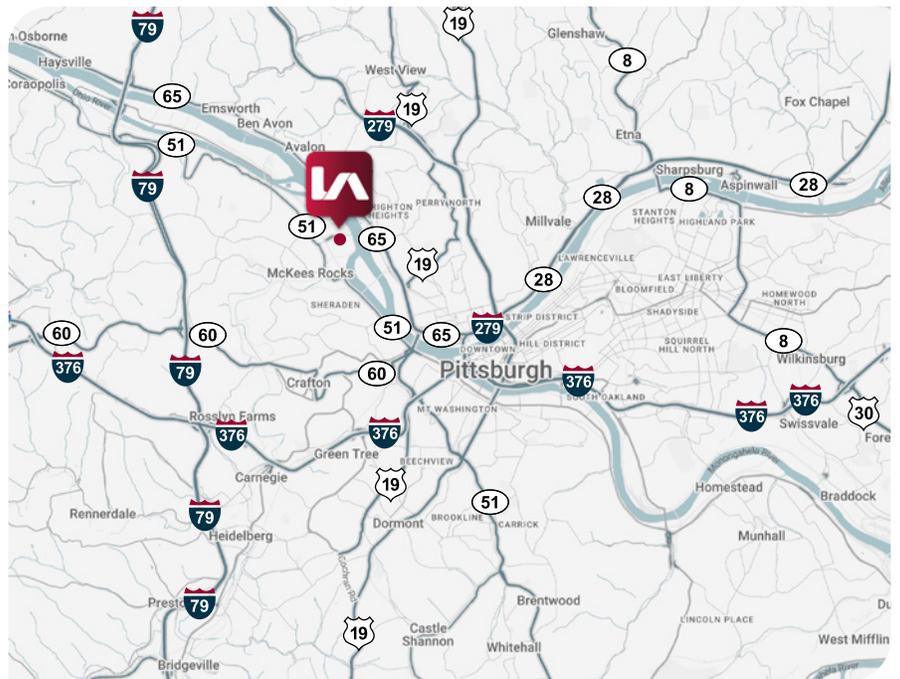
 221,059
POPULATION

 103,305
HOUSEHOLDS

 \$81,426
AVG. HOUSEHOLD
INCOME

KEY DISTANCES

PA-51	0.5 mi / 2± min
PA-65	1.2 mi / 4± min
US-19	3.9 mi / 10± min
PITTSBURGH CBD	4.6 mi / 13± min



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