

OFFICE/FLEX BUILDING

FOR SALE

1101 Fifth Avenue Coraopolis PA 15108

 $\label{lem:composition} David \ Hanley \cdot Broker \cdot 412-261-6532 \ x237 \cdot david@prudentialrealty.com \\ Michael \ Damian \cdot Senior \ Advisor \cdot 412-261-6532 \ x253 \cdot michael@prudentialrealty.com \\ \\$

PROPERTY HIGHLIGHTS

FEATURES:

Positioned in the heart of Coraopolis, 1101 Fifth Avenue offers a versatile office and open flex space opportunity ideal for owner-users and investors alike. Situated along a primary corridor, the property benefits from strong visibility, functional building layout and convenient access to Pittsburgh International Airport, I-79, Route 51, and the greater Pittsburgh metro area.

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 occupancy or investment
- · Strong surrounding retail, office, and service-oriented demand

ZONING:

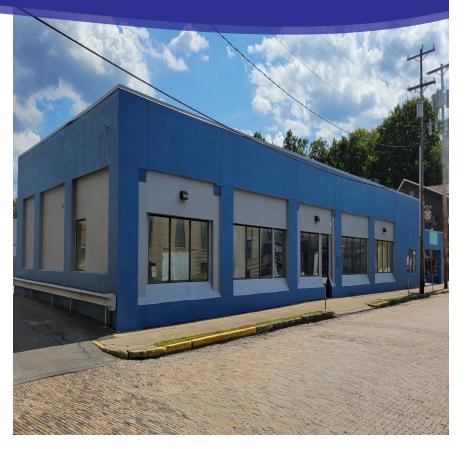
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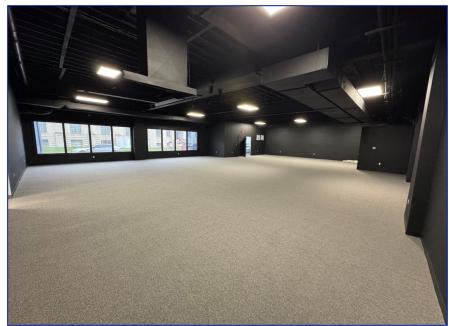
BUILDING SIZE:

6,700 +/- SQUARE FEET

SALE PRICE:

\$695,000





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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	6,619	33,661	78,250
Median HH Income	\$58,771	\$85,122	\$92,170

