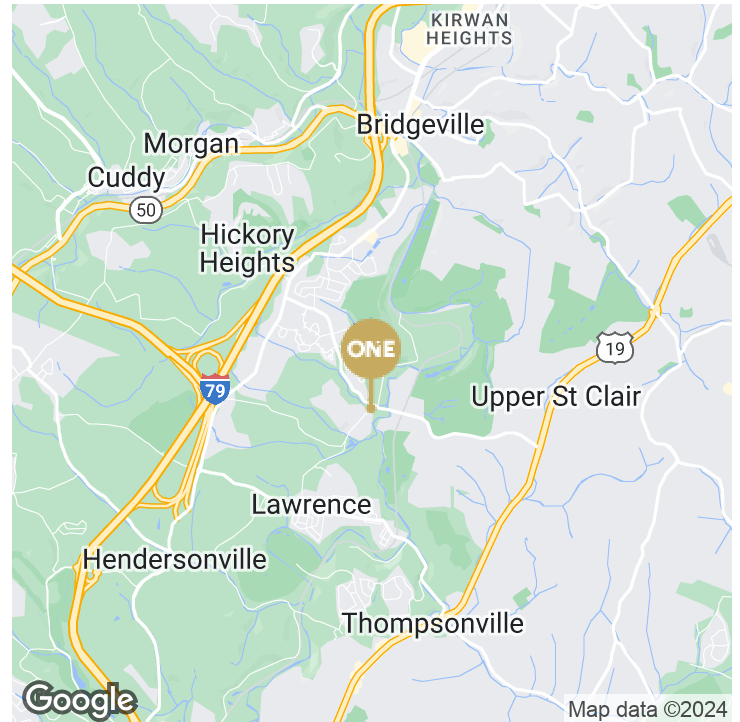


MAYVIEW PROFESSIONAL BUILDING

1840 MAYVIEW ROAD, BRIDGEVILLE, PA 15017

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	15,000 SF
Available SF:	500
Lot Size:	0.658 Acres
Number of Units:	18
Price / SF:	\$80.00

PROPERTY OVERVIEW

Introducing the Mayview Professional Building, a prime investment opportunity located at Boyce and Mayview Rd. This meticulously maintained two-story, 15,000 SF building, zoned I-P, boasts a 100% occupancy rate, making it an attractive proposition for office building investors. With 18 units and a strong tenant base, including long-term occupants, this property offers stability and potential for solid returns. Renovated in 2021 and featuring a new roof installed in 2023, the building exemplifies a commitment to quality and modernization. Strategically positioned with accessibility to Pittsburgh Airport and downtown Pittsburgh, the Mayview Professional Building presents a compelling prospect for discerning investors seeking a promising addition to their portfolio.

PROPERTY HIGHLIGHTS

- Mayview Professional Building for Sale
- 7.6% Cap Rate
- NOI \$91,685
- Located at Boyce and Mayview
- 15,000 SF Two-Story Building

ONE

JAIME BONGIORNO

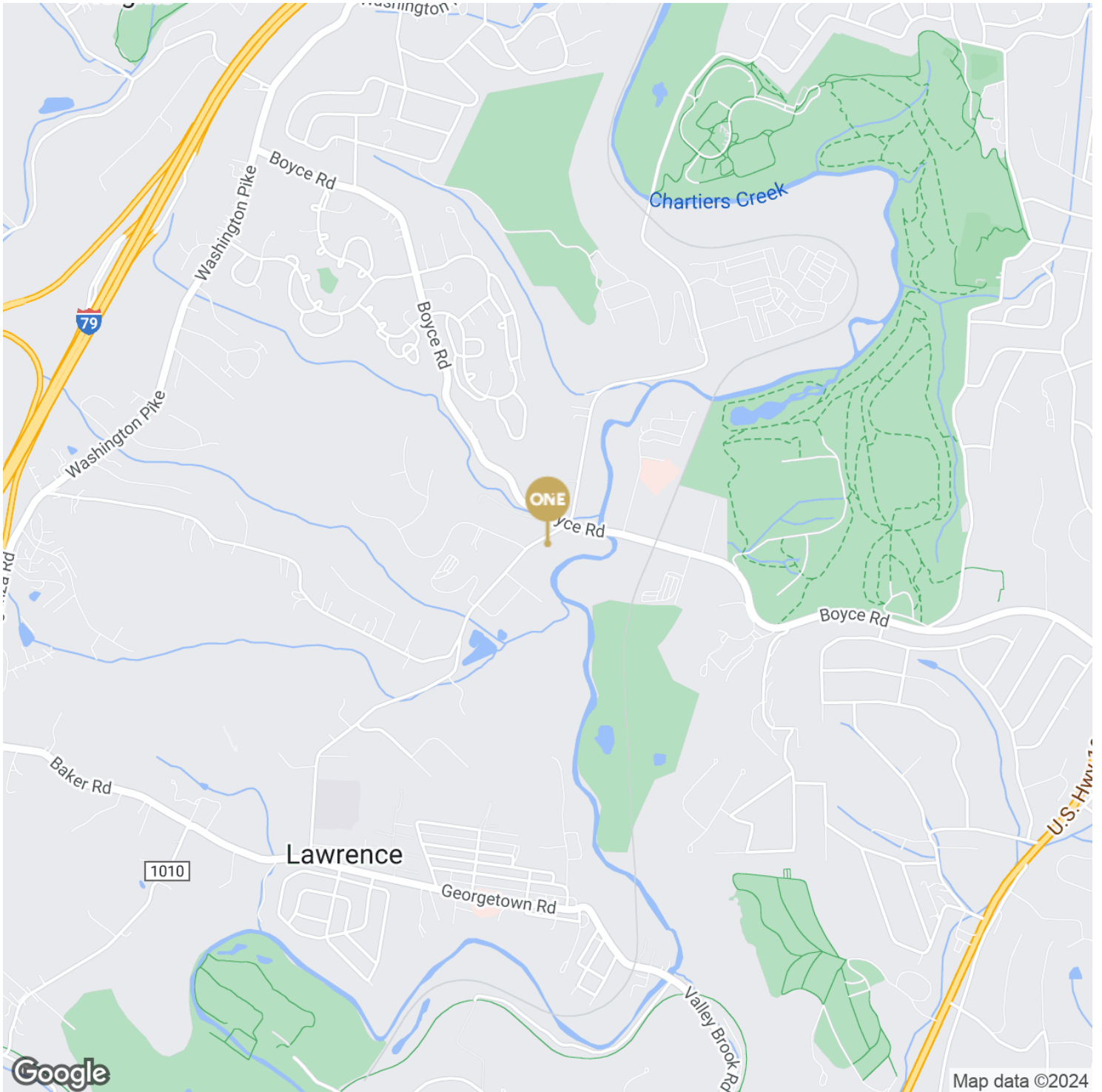
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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,092	4,060	9,575
Average Age	46.4	46.9	49.6
Average Age (Male)	44.4	45.3	44.6
Average Age (Female)	48.1	48.7	52.5

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	532	1,984	4,452
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$108,842	\$106,098	\$108,385
Average House Value	\$247,371	\$248,945	\$274,612

* Demographic data derived from 2020 ACS - US Census



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