

130 O'Hara Street
McDonald, PA 15057

Parcel 3

Floor 1 – Warehouse; Rear Garage with exterior accessibility only

Floor 2 – 2 Apts / Offices each with a Kitchen, Full Bath and Separate Entrance

2,200 Square Feet Total

Parcel 4

Floor 1 – Salon; Half Bathroom; Office

1,690 Square Feet Total

PROPERTY INFORMATION

- Interior door connects both buildings
- 75 gallon water heater for 1st floor warehouse/parcel 3
- Water heater (size unk) for 2nd floor apts-offices/parcel 3
- Water heater (size unk) for 1 for salon/parcel 4
- 1 HVAC for 2nd floor apts-offices/parcel 3
- 1 HVAC for Salon/parcel 4
- Heated floors provide heat to 1st floor Warehouse/parcel 4
- No air conditioning currently exists for 1st floor Warehouse
- 200 Amp Electrical services 3 parcels (parcel 3 and 4 included in Sale)
- Electrical subpanel in 2nd floor apts-offices/parcel 4
- Electrical subpanel in Salon/Parcel 3
- 2 Garages in front have openers; 1 opener unplugged so as to not disturb items on shelving;
1 opener runs into newly installed lift
- 1 Garage in rear of building is manual lift
- Guardian Security Service included in Sale; 4 controllers: salon, 2nd floor apt-office, 1st floor warehouse
- 1st floor warehouse features 4 pull-down retractable electrical accessibility stations and 4 airgun accessibility stations
- Lease in place for one (1) tenant occupying entire 2nd floor of Parcel 3
- Lease in place for one (1) tenant occupying parcel 4 DBA Hair Salon



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