



OFFICE/FLEX BUILDING

FOR SALE

1101 Fifth Avenue
Coraopolis PA 15108

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com
Michael Damian • Senior Advisor • 412-261-6532 x253 • michael@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET • SUITE 105 • PITTSBURGH, PA 15203 • PRCCOMMERCIAL.COM

PROPERTY HIGHLIGHTS

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: C-2

LOT & BLOCK: 342-E-217

LOT SIZE: 7,500 +/- square feet

- High Ceilings
- Large Open Areas
- 5-Private Offices
- 1-Kitchen Area
- 2-ADA Restrooms | 2-NON-ADA Restrooms
- Electric: 3-Phase - 260 Amps
- Rubber Roof
- Parking-Municipal lot (\$15/month) or free on-street parking

BUILDING SIZE:

6,700 +/- SQUARE FEET

SALE PRICE:

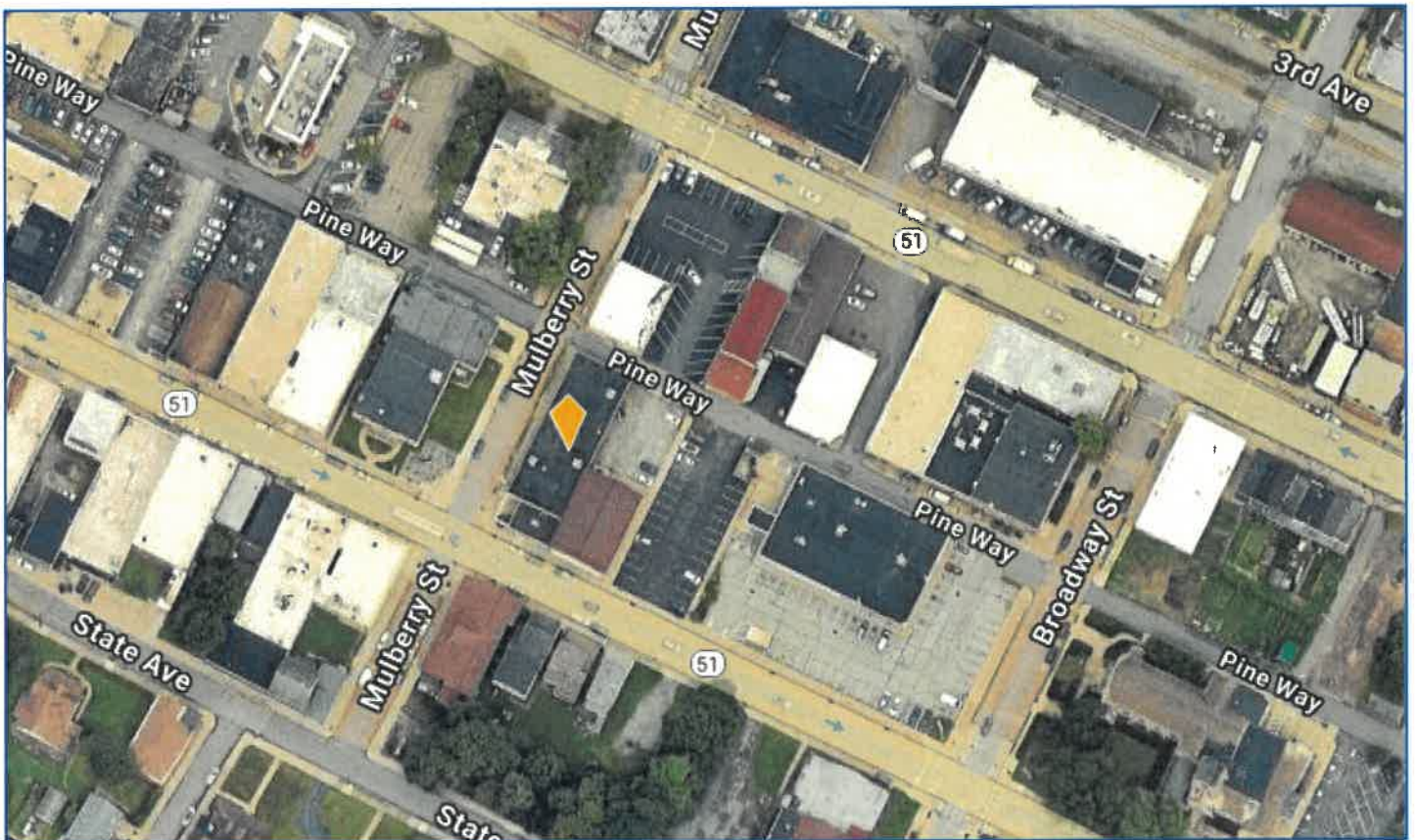
\$695,000

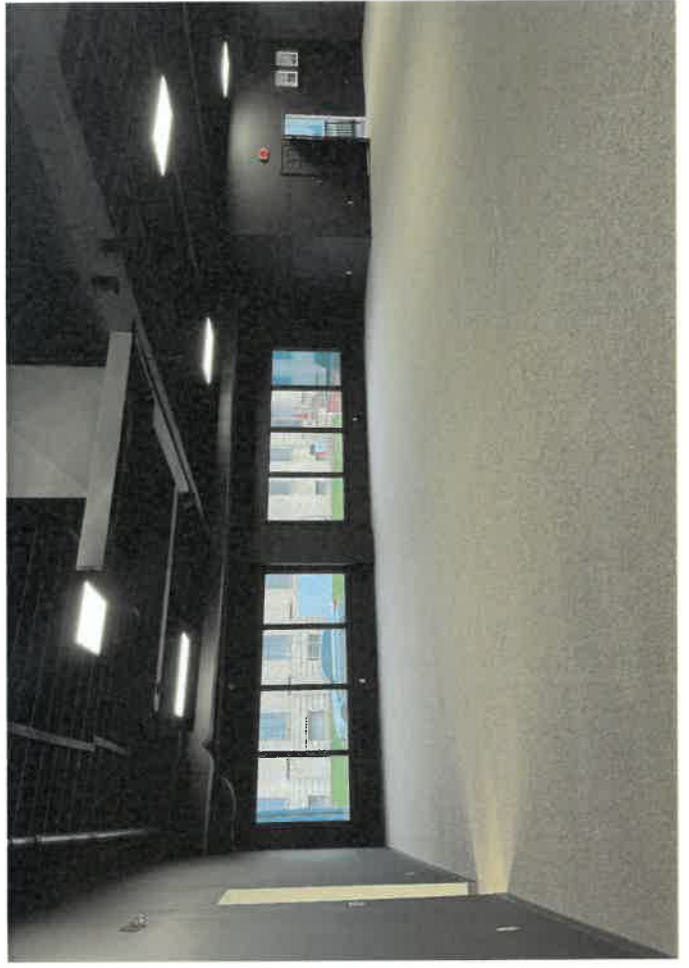


All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

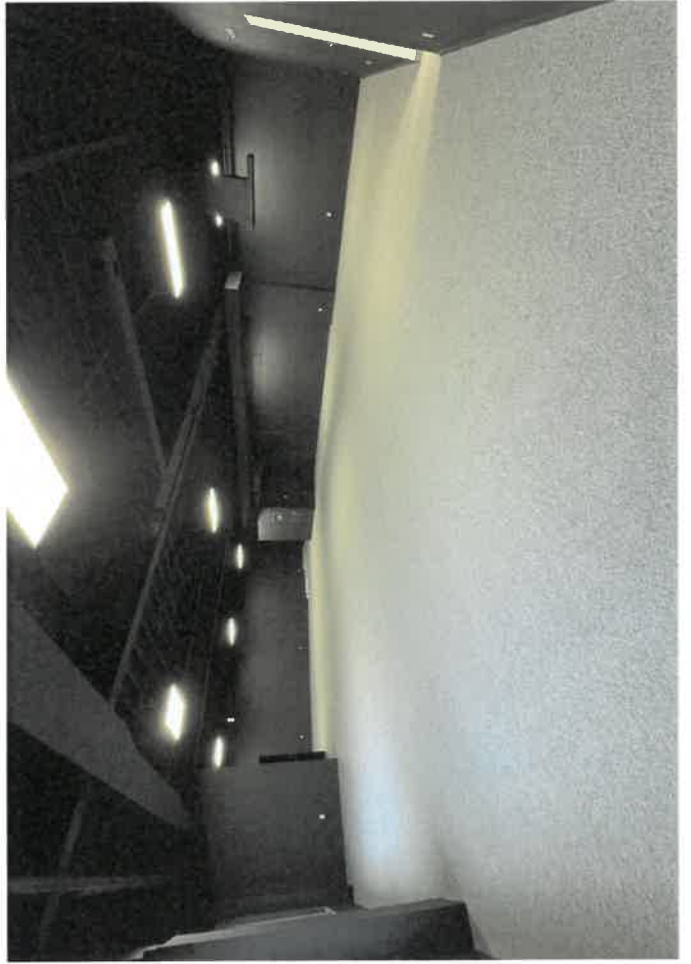
LOCATION & DEMOGRAPHICS

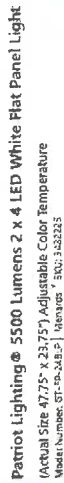
DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	6,619	33,661	78,250
Median HH Income	\$58,771	\$85,122	\$92,170







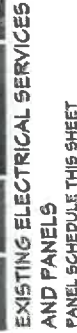




Patriot Lighting® 5500 Lumens 2 x 4 LED White Flat Panel Light
(Actual Size 47.75" x 23.75") Adjustable Color Temperature
Model Number: GT-50-24B-P | Menards® SKU: 3432225

LIGHTING FIXTURE
ACTUAL ITEM MAY VARY, CONTRACTOR TO DETERMINE
LOADS FOR ALL CIRCUITS AND PANELS.

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**EXISTING ELECTRICAL SERVICES
AND PANELS**



ELECTRICAL FLOORPLAN
5/32" = 1'-0"

[illegible]

ELECTRIC PANEL SCHEDULE

Client:

**TALENT GROWTH
GROUP, LLC
1101 5TH AVE.,
CORAOPOLIS, PA
15108**



ENGLE DESIGN LLC
137 York Way, Monaca, PA 15060
724-484-9325
engledesignllc@hotmail.com

Disclosure Statement

THE WATER ROOM PUMPS AND ALL OTHER PLUMBING, ELECTRICAL AND CARPENTRY CONTRACTORS MUST BE AWARE OF THE ACTIVITY AND THE AREA THAT IS NOT TO BE DISTURBED FOR THE REMOVAL OF THE WATER ROOM PUMPS. THE CONTRACTOR MUST BE AWARE OF THE ACTIVITY AND THE AREA THAT IS NOT TO BE DISTURBED FOR THE REMOVAL OF THE WATER ROOM PUMPS. THE CONTRACTOR MUST BE AWARE OF THE ACTIVITY AND THE AREA THAT IS NOT TO BE DISTURBED FOR THE REMOVAL OF THE WATER ROOM PUMPS.

Project Information

COMMERCIAL SPACE - INTERIOR FIT OUT

BEAL AND BIGNARDI



ARCHITECT / ENGINEER INFORMATION
ENGLE DESIGN LLC
 137 York Way, Monaca, PA 1506
 724-404-9326
engleedsignllo@gmail.com

Id	Description	Date
A	REVISIONS BASED ON COMMENTS FROM CODE REVIEW	10.15
B	REVISED ELECTRICAL SHEET, ALL OTHER SHEETS ARE THE SAME	12.14

[illegible][illegible][illegible]

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[illegible]

Year	Number of cases	Current status
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1991	10	10
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2100	10	10

1000

with me of my business.

Project number

Delta 27120

Drawn by _____

Checked by _____

File Location	File Name
Sheet Master	

[illegible]

ELECTRICAL

LAYOUT

Index

10

Sheet Number

A-03

COM

3646

Benda $3/16'' = 1' \cdot 0''$

LIVING AREA

PIN: 0342E00217000000



January 15, 2026

Parcels

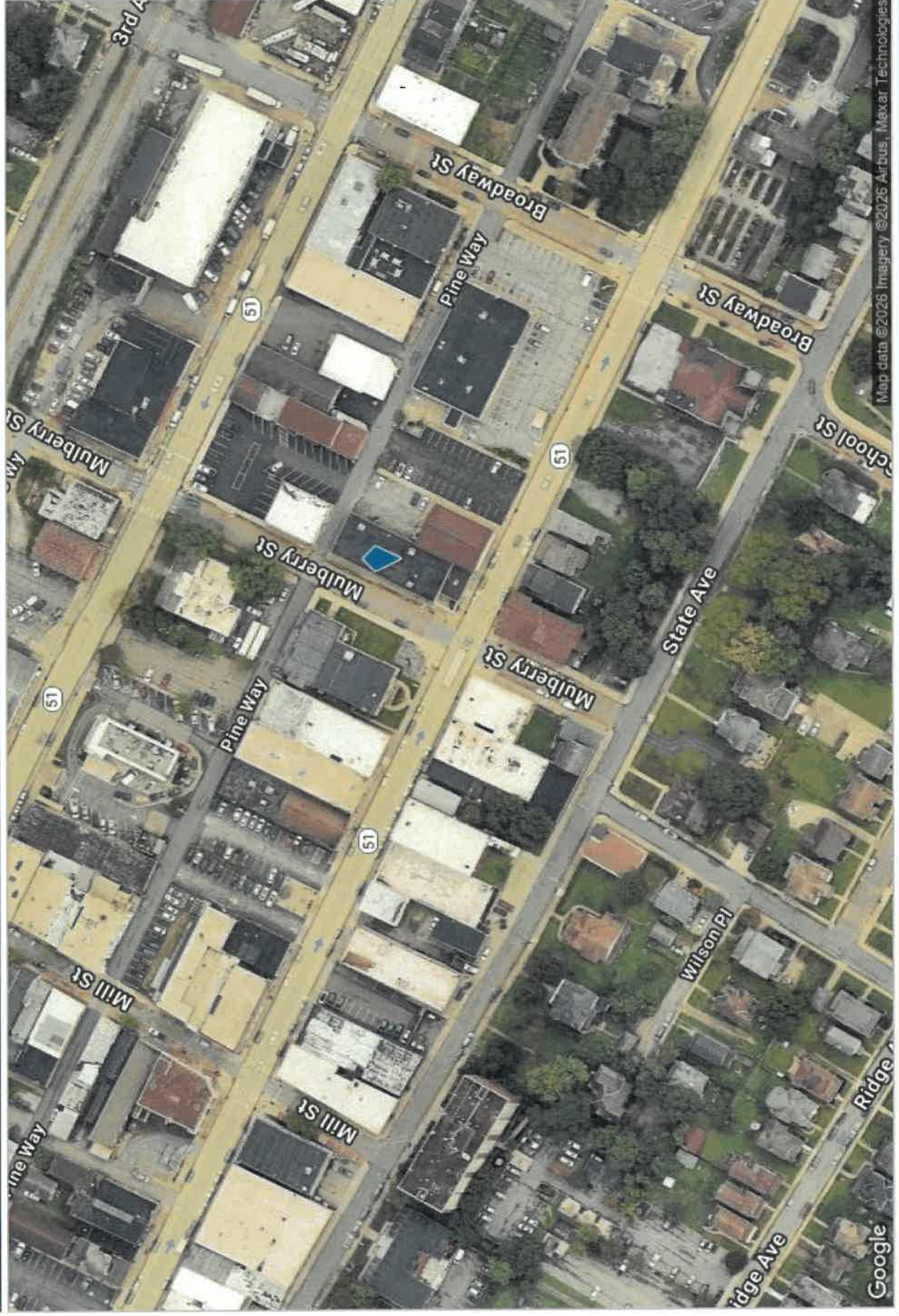
Streets

1:1,128
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

Allegheny County 2012; 2010 Imagery

Data displayed on this map is for informational purposes only. It is not survey data.
2025

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