



## CARMEL SQUARE

FOR SALE

Route 48 - Jacks Run Road  
North Versailles PA 15137

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Current Tenants Include:
  - County of Allegheny Fifth Judicial District
  - Health Care for Kids Inc.
  - Belmont Group LLC
- Zoned: Commercial
- Lot & Block: 646-H-300
- Located next to new proposed townhouse development and minutes from PA Turnpike, Route 376 and Route 30

## TOTAL SIZE:

**18,168 +/- SQ.FT.**

**100% OCCUPIED  
INVESTMENT  
PROPERTY**

PLUS...

**AMPLE FREE PARKING**

**SALE PRICE: \$2,955,000**

**NOI: \$ 218,570**

**CAP RATE: 7%**



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	3,447	39,648	124,561
Median HH Income	\$66,475	\$49,455	\$51,083

