

**SALE OR LEASE | OFFERING MEMORANDUM**  
**4,355 SF Office Building**  
**on 0.77 AC | Allison Park**  
**3996 MOUNT ROYAL BLVD**

Allison Park, PA 15101

**PRESENTED BY:**

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**MAX WATTERSON**

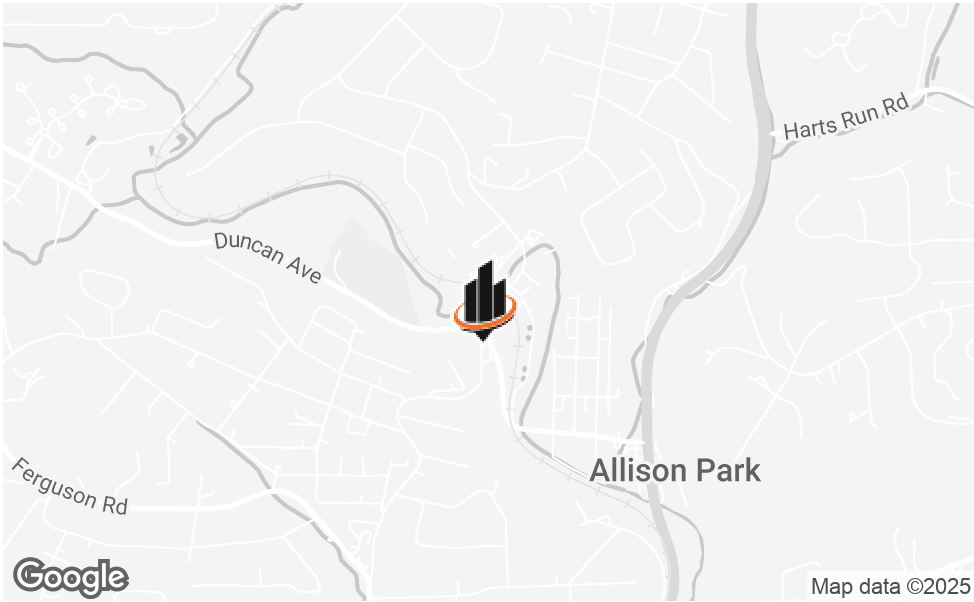
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PA #RS369179

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
LEASE RATE:	\$6,500.00 per month (+electric)
BUILDING SIZE:	4,355 SF
AVAILABLE SF:	4,355 SF
LOT SIZE:	0.77 Acres
PRICE / SF:	\$143.51
RENOVATED:	2014-2015

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this well maintained, two-story commercial office building in Allison Park. This 4,355-square-foot building, situated on a 0.77-acre lot, was renovated in 2014-2015. It features a professional brick and frame exterior and offers convenient dual access from Duncan Avenue and Mount Royal Boulevard. With separate entrances for each level, the building is functionally divisible, allowing for potential multi-tenant occupancy.

PROPERTY HIGHLIGHTS

- 4,355 SF total (2,559 SF on the main floor, 1,796 SF on the lower level)
- Renovated in 2014/2015
- Separate grade-level entrances for both the main and lower floors
- Main floor features an 8-seat conference room, a full kitchen, storage, and two restrooms
- Lower level features a large open area, an open-plan workstation, a kitchenette, and a bathroom
- Wired with CAT 6 to all offices and the reception area
- 25 on-site spaces and dual entrances to the lot
- Each level can function as a separate unit, each having its own entrance, kitchen/kitchenette, and restrooms

UPPER LEVEL

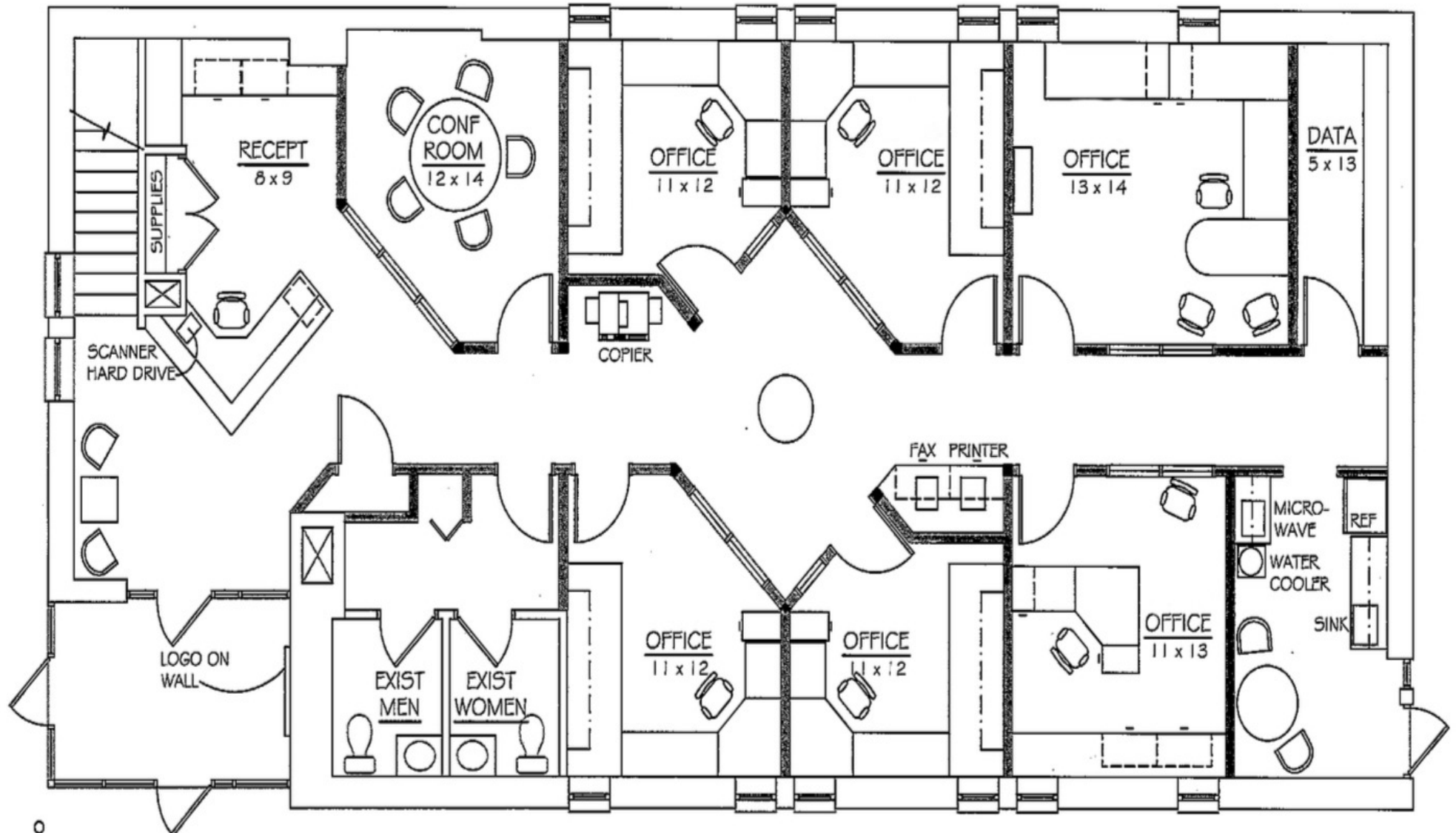


LOWER LEVEL

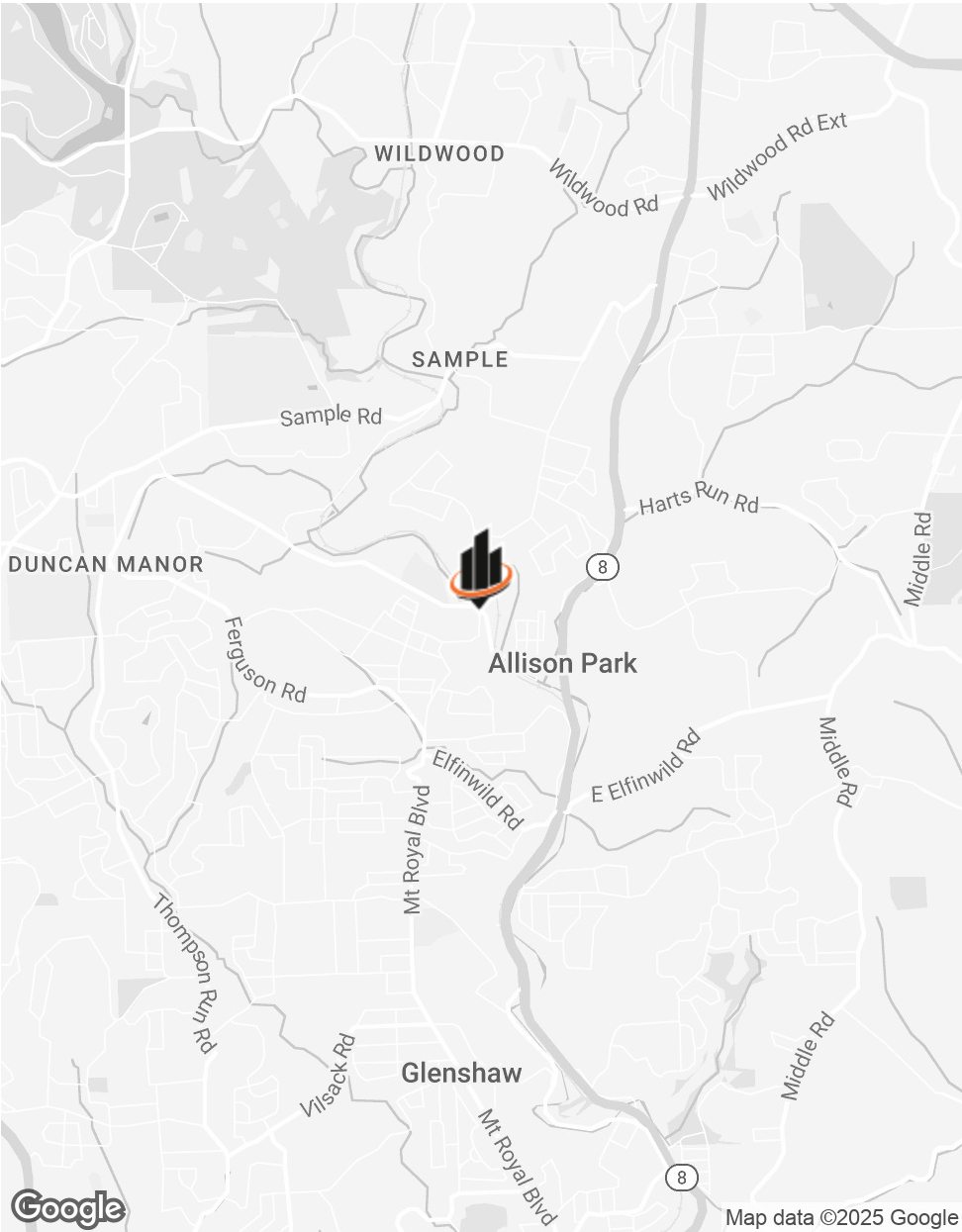
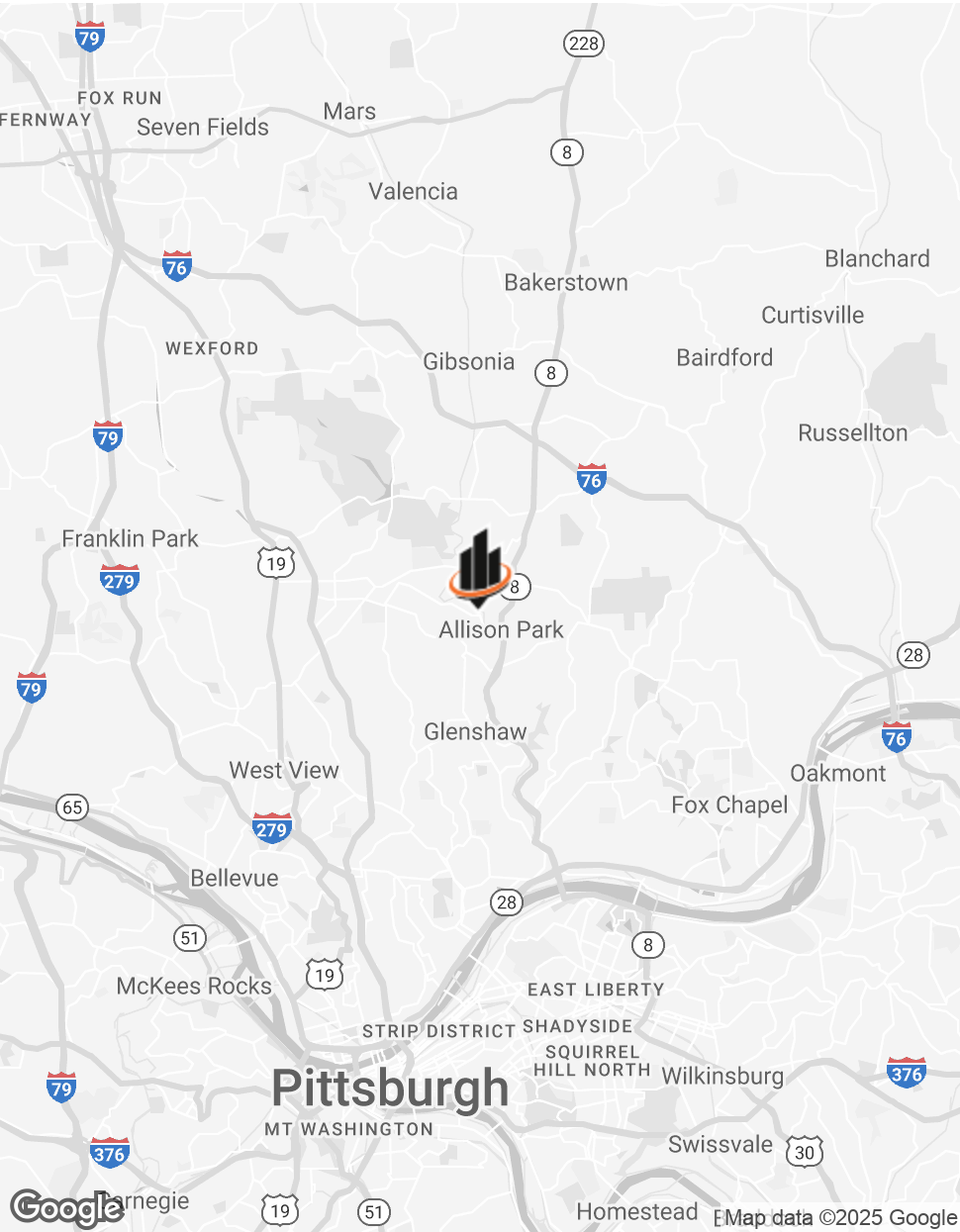


# FLOOR PLAN

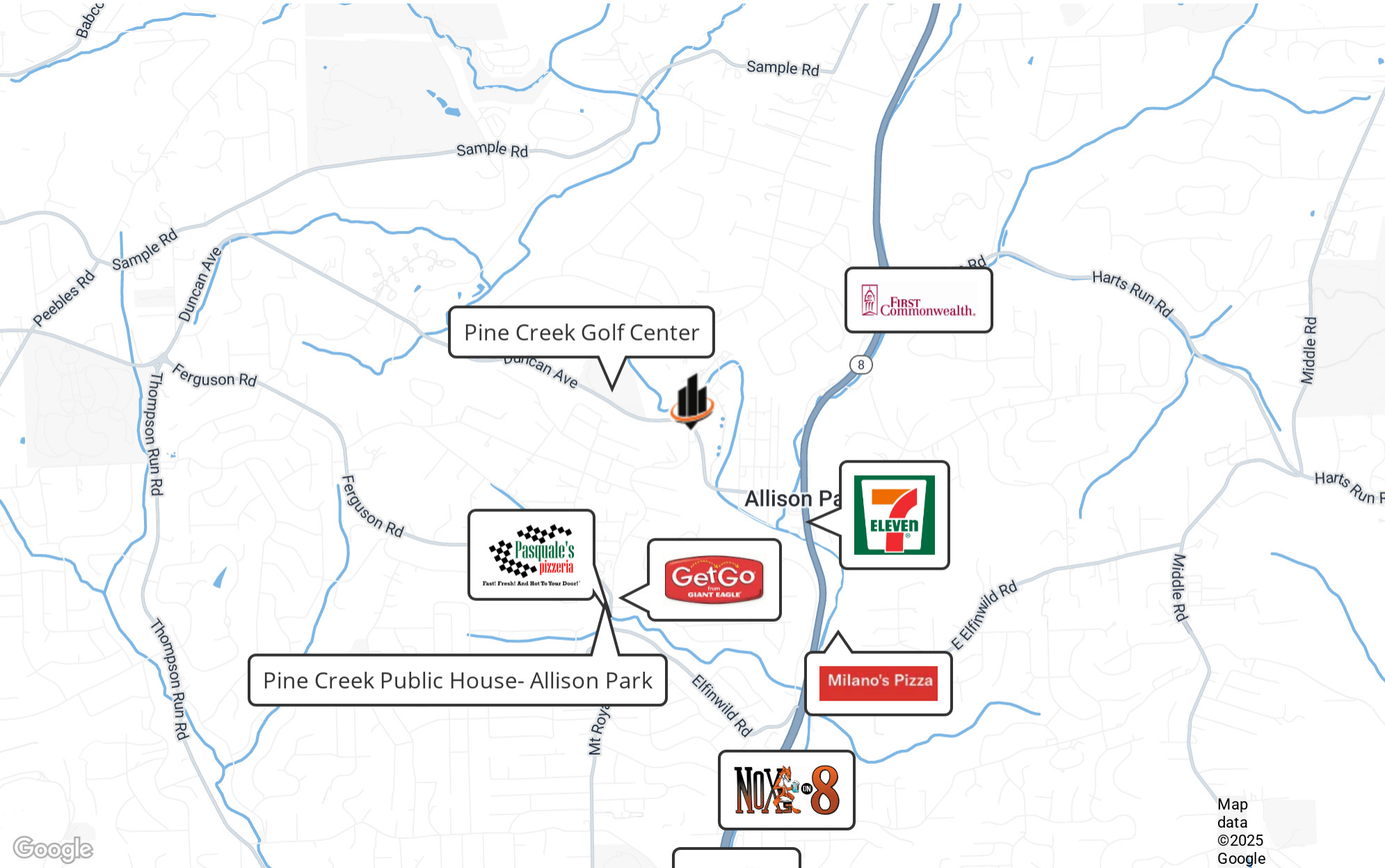
## Upper level



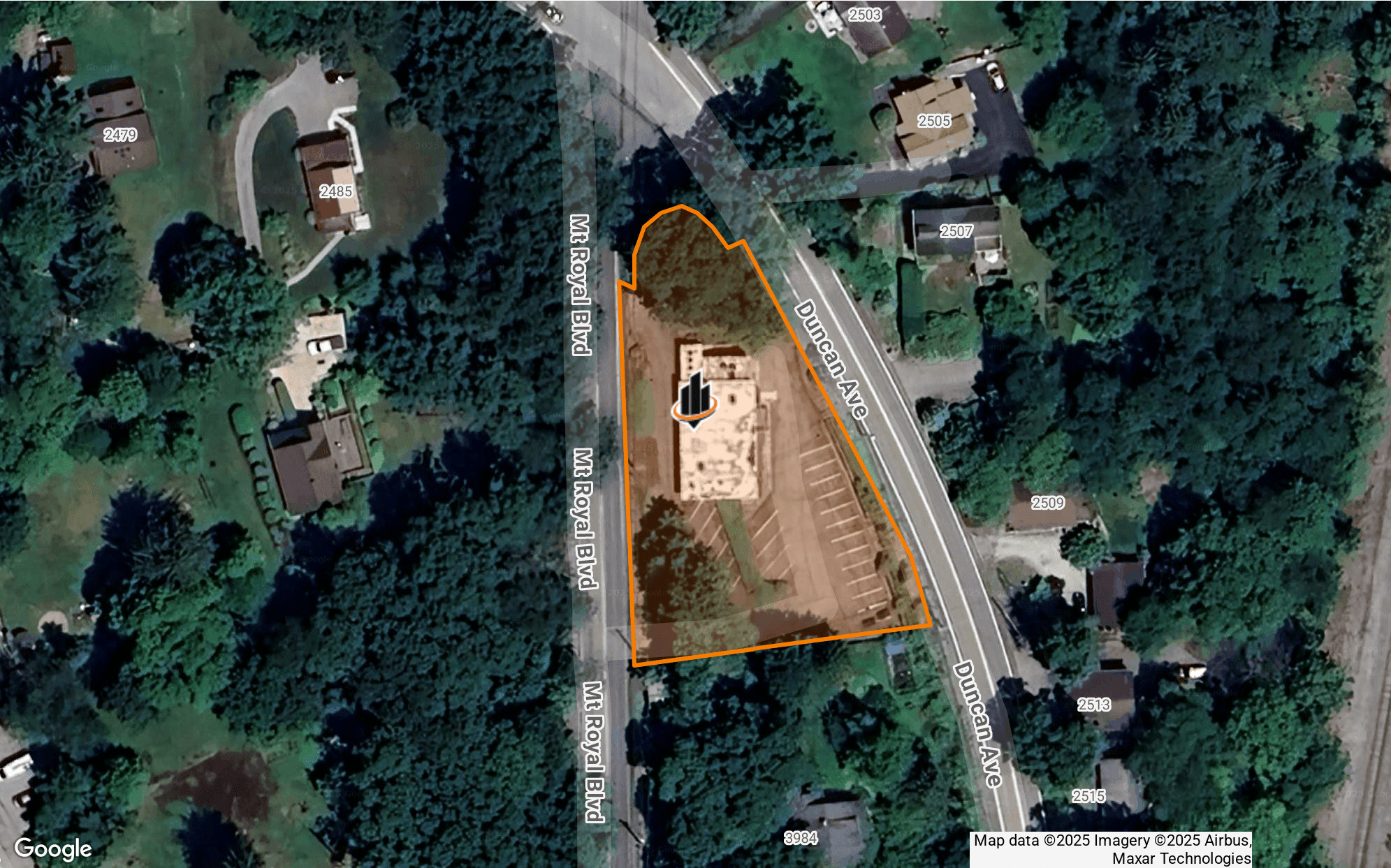
LOCATION MAPS



RETAILER MAP



PARCEL MAP





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