

INVESTMENT OPPORTUNITY

OFFICE FOR SALE

HAMILTON BUILDING, 19 MAY AVENUE, MCKEES ROCKS, PA 15136

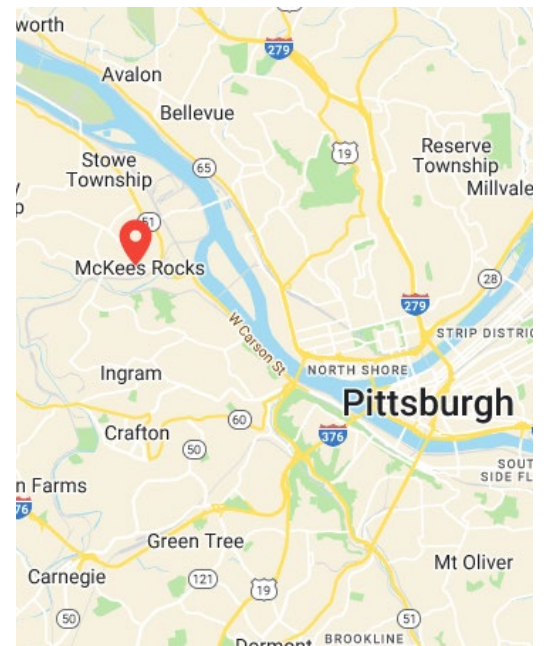


ASKING PRICE: \$1,200,000



PROPERTY FEATURES:

- 27,000 SF Office Building McKees Rocks (21,187 USF)
- For Sale - \$1,200,000
- 100% occupied
- GOI: \$273,000
- Located in an [Opportunity Zone](#)
- 61 on-site parking spaces
- Zoned R2 Residential (legally nonconforming)
- Easy Access to CBD Pittsburgh, Parkway West & Rt. 65



CONTACT:

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412 261 2200

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate 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.

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BUILDING OVERVIEW

TOTAL GSF	27,000 SF
NET RENTABLE	21,187 SF
OWNER STORAGE & MAINTENANCE	5,813 SF
LAND AREA	1.68 ACRES
OCCUPANCY	100%
PARKING	61 CAR SPACES
ZONING	R2 RESIDENTIAL, LEGAL NON-CONFORMING

UTILITIES

GAS	Columbia
ELECTRICITY	Duquesne Light
WATER	McKees Rocks
SEWAGE	Alcosan

EXTERIOR

CLASS	C-Masonry
FOUNDATION	Concrete Slab
FRAME/WALLS	Brick and concrete block
ROOF	Rubber

INTERIOR

FLOORS	Carpet & tile
WALLS	Painted, textured sheetrock
CEILING	Acoustic tile
LIGHTING	Flourescent

FIRE PROTECTION	Smoke detectors, fire hoses & alarms
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CURRENT TENANTS

ALLEGHENY INTERMEDIATE UNIT	15,487 SF
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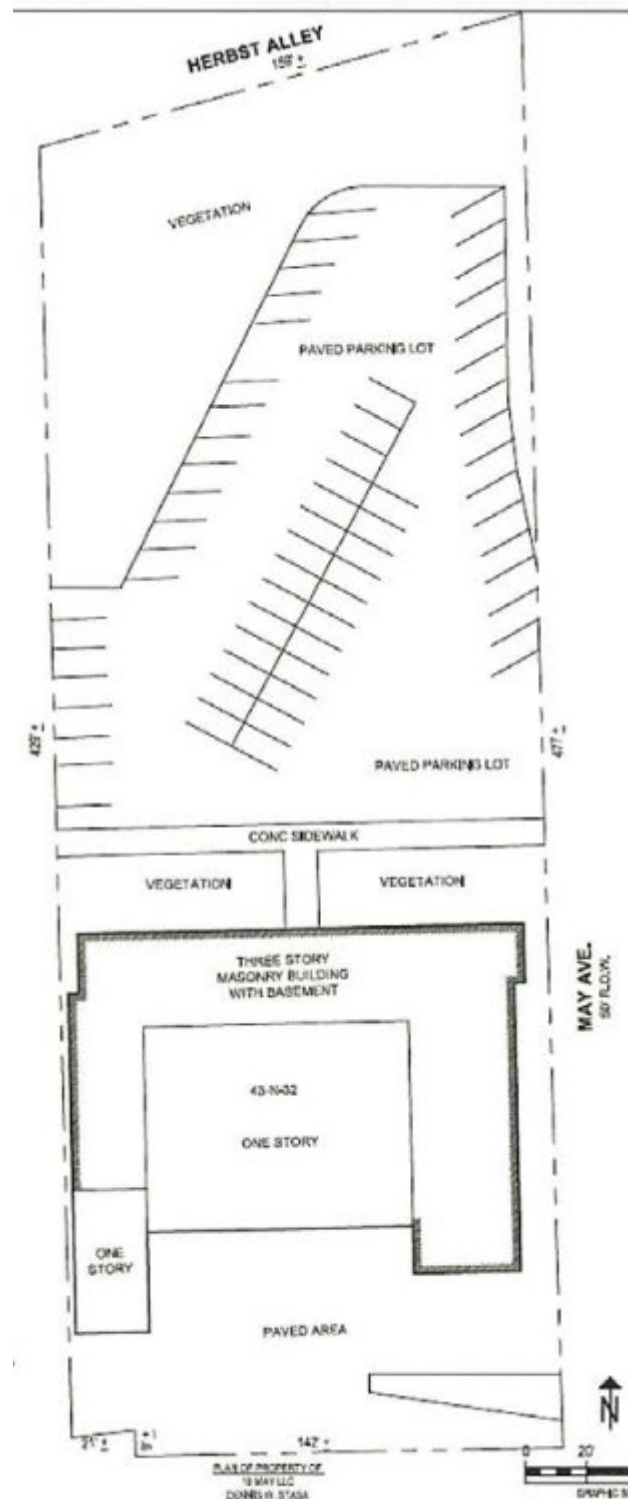
LEASE EXPIRATION	8/31/24
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YEARLY RENT	\$195,601
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HOLY FAMILY INSTITUTE	5,700 SF
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LEASE EXPIRATION	6/30/24
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YEARLY RENT	\$77,400
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2023 PRO FORMA

REVENUE

GROSS OPERATING INCOME	\$273,000
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OPERATING EXPENSES

Real Estate Taxes	\$33,671
Insurance	\$9,450
Utilities	\$40,000
Repair / Maintenance	\$10,800
Cleaning / Janitorial	\$41,000
TOTAL OPERATING EXPENSES	\$134,921

NET OPERATING INCOME

\$138,079



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