

BUILDING AVAILABLE

274 CENTER ROAD, MONROEVILLE, PA 15146

HANNA
LANGHOLZ WILSON ELLIS

REDUCED ASKING PRICE:

~~\$525,000~~ \$450,000



CORNER RETAIL LOT AVAILABLE

PROPERTY FEATURES:

- 3,000 ± SF Retail Available on First Floor
1,000 ± SF Office Available on Second Floor
- Building For Sale or Lease
- Reduced Asking Price: ~~\$525,000~~ \$450,000
- Located directly off Monroeville's Retail Corridor (Route 22)
- Freestanding, well maintained building
- Great visibility & high traffic counts
- 18 ± parking spaces
- Two (2) 9'X11' garage doors
- Parking lot replaced approx. 2 years ago
- Efficient Geo-Thermal Heat/AC



CONTACT:

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HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

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 Langholz Wilson Ellis 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.

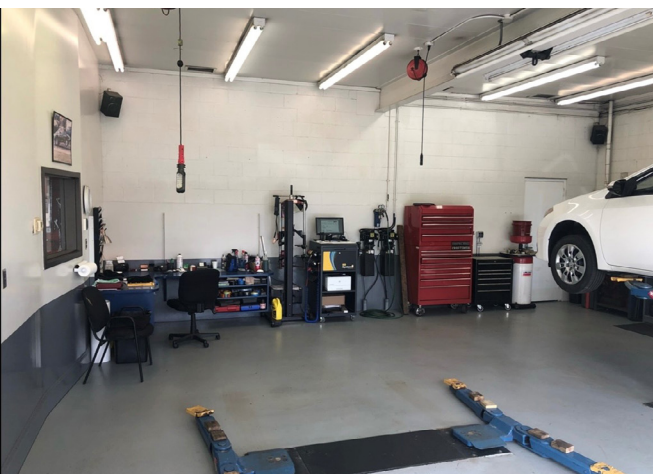
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LOCATED IN MONROEVILLE'S
RETAIL CORRIDOR



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,055	58,368	156,057
AVG. HH INCOME	\$78,317	\$75,123	\$70,935
HOUSEHOLDS	1,358	27,531	72,226
TOTAL BUSINESSES	302	2,769	5,579

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