FOR SALE - OFFERING MEMORANDUM



INVESTMENT OPPORTUNITY

10309 PERRY HIGHWAY ROUTE 19

VETERINARY HOSPITAL

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HANNA COMMERCIAL REAL ESTATE



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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.

PROPERTY OVERVIEW

- **15,000 SF Veterinary Hospital FOR SALE**
- **1.97 acres fronting Route 19 / Perry Highway**
- 15,000 SF single story medical facility with 39 parking spaces
- NOI - $275,914.08
- Zoned Urban District (M-U)
- Absolute Triple Net lease
- Fantastic location along Route 19
- Renovated in 2018
- **Offered @ $4,250,000**

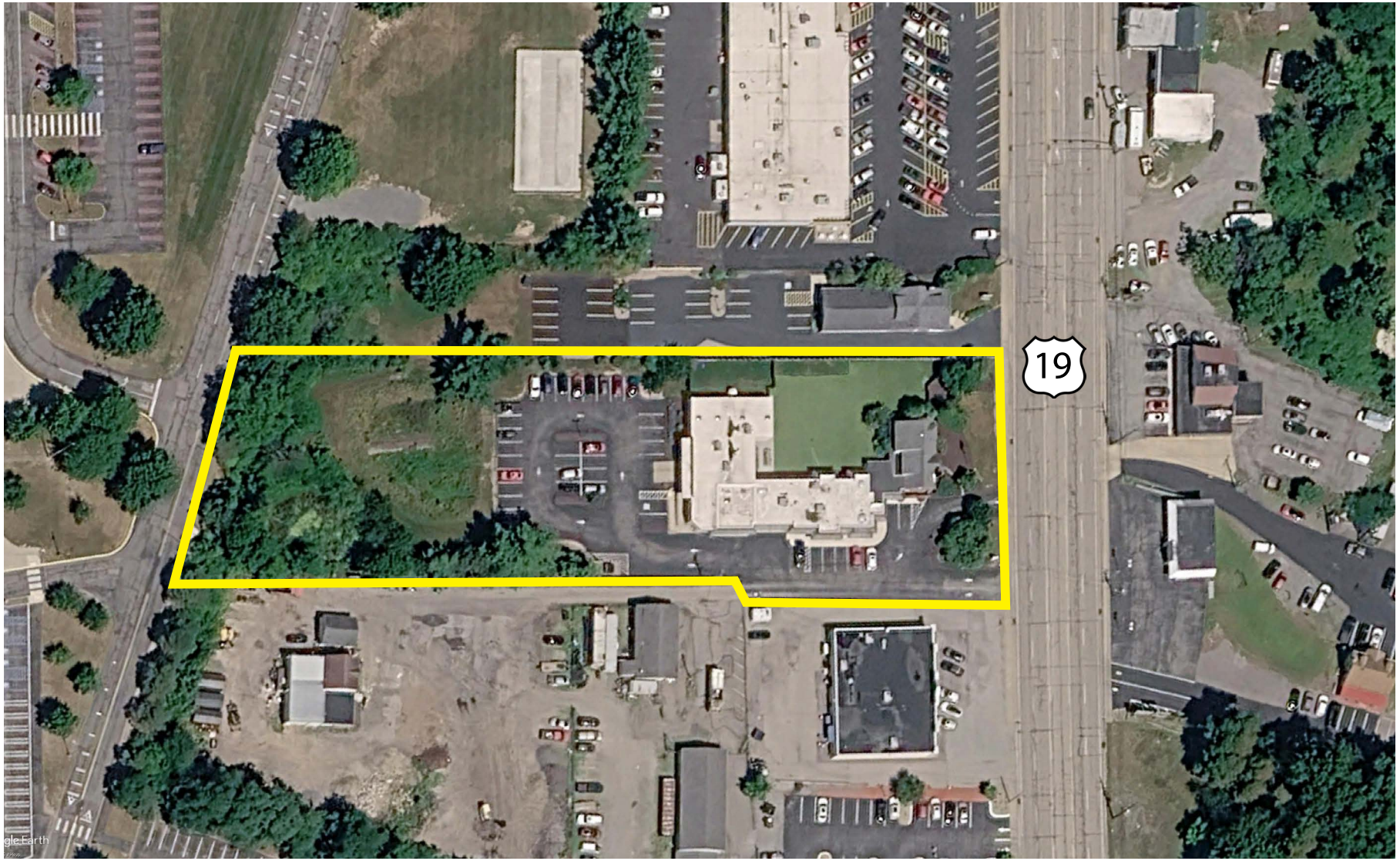
DEMOGRAPHIC OVERVIEW

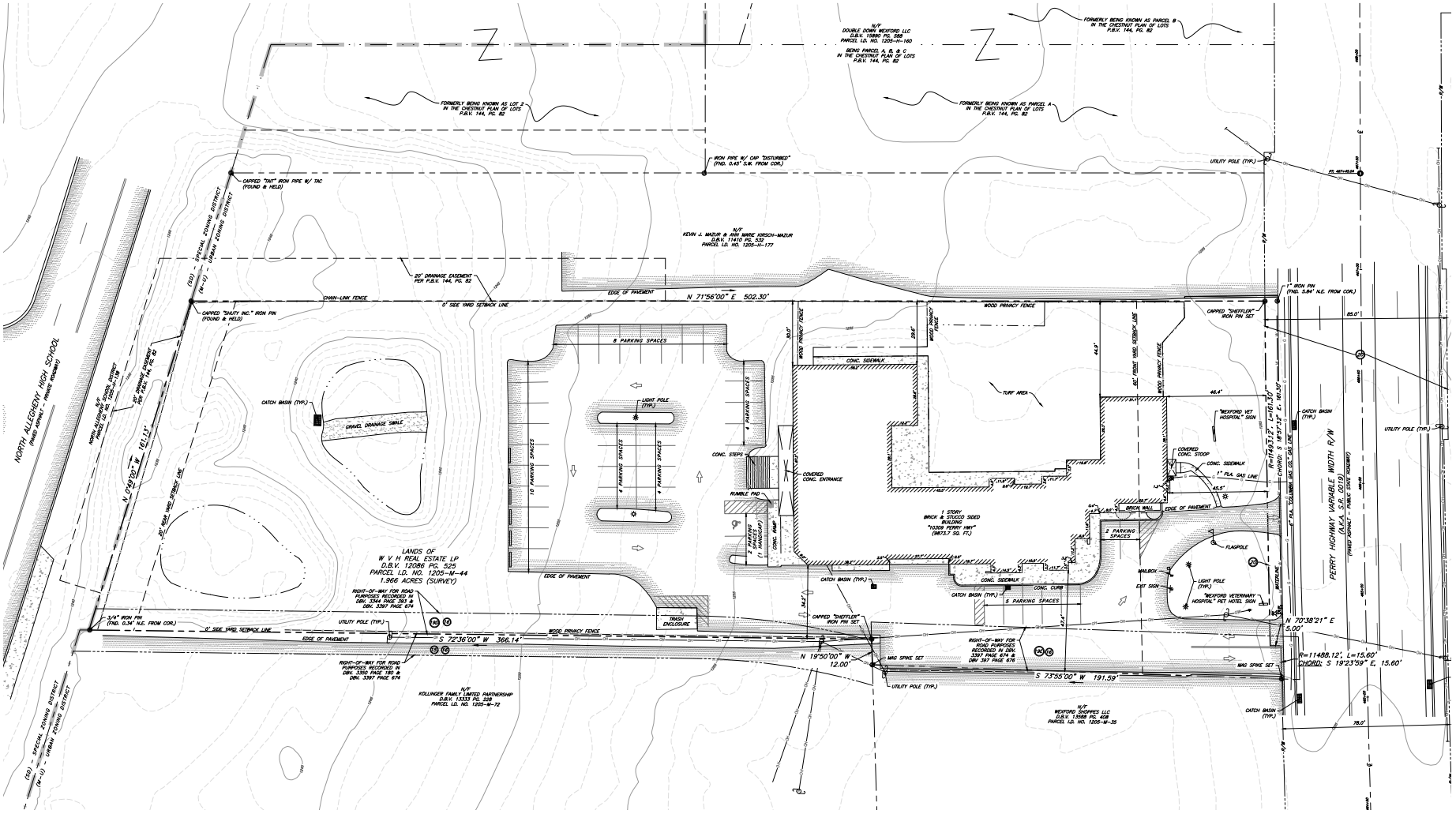
	3 MILES	5 MILE	10 MILE
POPULATION	38,348	90,064	375,591
HOUSEHOLDS	14,684	34,947	155,991
AVERAGE HH INCOME	$164,292	$158,839	$125,829
CONSUMER SPENDING	$610M	$1.4B	$5.4B



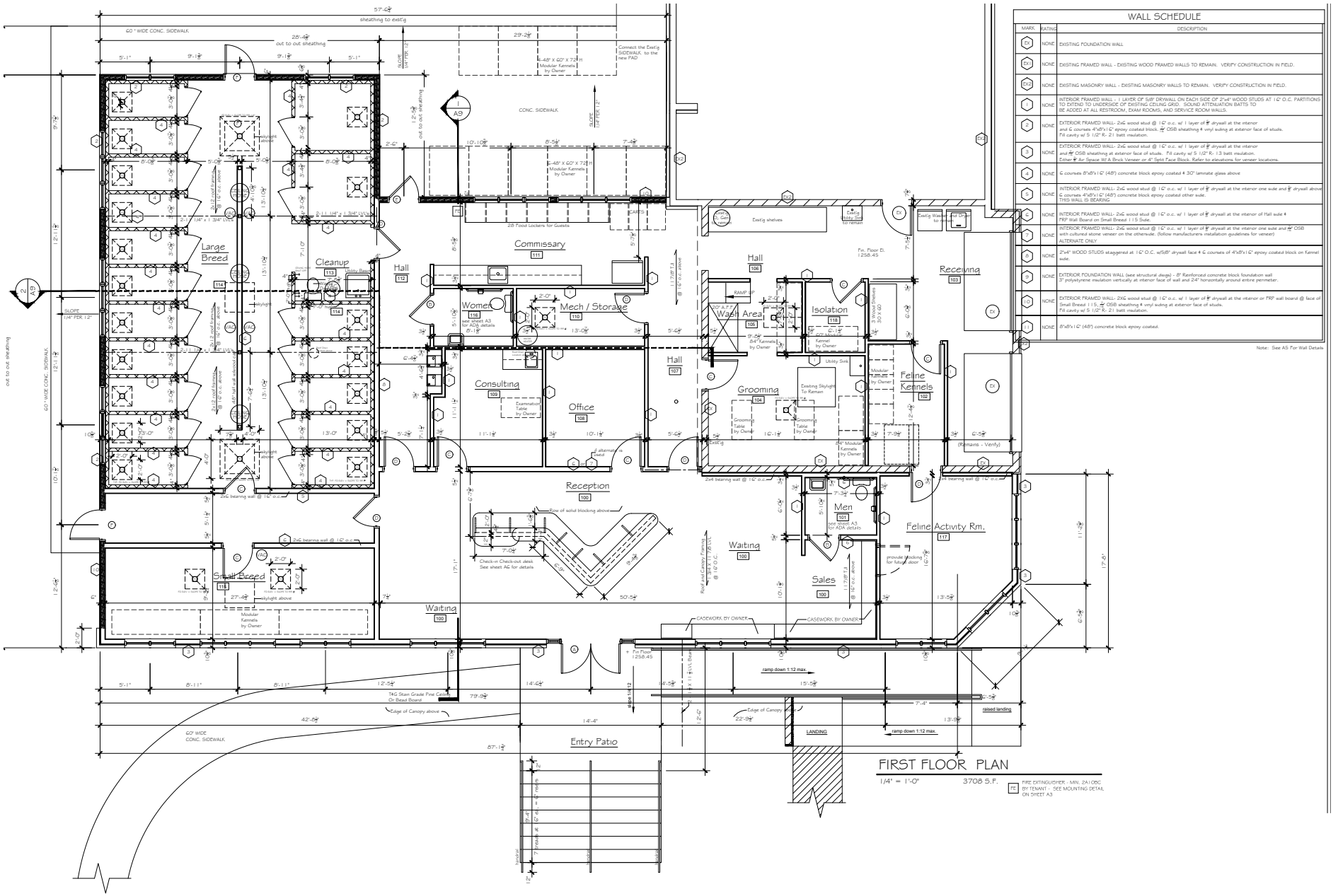



Pennsylvania Tpke
WEXFORD
79
19
76
SITE
279
BYP
19
19
MCKNIGHT ROAD
gle Earth


19



NORTH ALLEGHENY HIGH SCHOOL
PERRY HIGHWAY VARIABLE WIDTH R/W
LANDS OF
W V H REAL ESTATE LP
D.B.V. 12086 PG. 525
PARCEL I.D. NO. 1205-M-44
1.966 ACRES (SURVEY)
N 71°56'00" E 502.30'
S 72°36'00" W 366.14'
N 19°50'00" W 12.00'
S 73°55'00" W 191.59'
N 70°38'21" E 5.00'
8 PARKING SPACES
10 PARKING SPACES
4 PARKING SPACES
2 PARKING SPACES
5 PARKING SPACES
TURF AREA
CONC. SIDEWALK
CONC. STEPS
COVERED CONC. ENTRANCE
RUMBLE PAD
CONC. RAMP
CATCH BASIN (TYP.)
UTILITY POLE (TYP.)
EDGE OF PAVEMENT
WOOD PRIVACY FENCE
CHAIN-LINK FENCE
0' SIDE YARD SETBACK LINE
20' DRAINAGE EASEMENT PER P.B.V. 144, PG. 82
FORMERLY BEING KNOWN AS LOT 2 IN THE CHESTNUT PLAN OF LOTS P.B.V. 144, PG. 82
FORMERLY BEING KNOWN AS PARCEL A IN THE CHESTNUT PLAN OF LOTS P.B.V. 144, PG. 82
FORMERLY BEING KNOWN AS PARCEL B IN THE CHESTNUT PLAN OF LOTS P.B.V. 144, PG. 82
N/F
KEVIN J. MAZUR & ANN MARIE KIRSCH-MAZUR
D.B.V. 11410 PG. 532
PARCEL I.D. NO. 1205-H-177
N/F
KOLLINGER FAMILY LIMITED PARTNERSHIP
D.B.V. 13333 PG. 228
PARCEL I.D. NO. 1205-M-72
N/F
WEXFORD SHOPPES LLC
D.B.V. 13588 PG. 408
PARCEL I.D. NO. 1205-M-35
CAPPED "SHEFFLER" IRON PIN SET
CAPPED "SHUTY INC." IRON PIN (FOUND & HELD)
CAPPED "TAIT" IRON PIPE W/ TAC (FOUND & HELD)
IRON PIPE W/ CAP "DISTURBED" (FND. 0.45' S.W. FROM COR.)
1" IRON PIN (FND. 5.84' N.E. FROM COR.)
3/4" IRON PIN (FND. 0.34' N.E. FROM COR.)
N 0°49'00" W 161.13'
R=11493.12', L=161.30'
CHORD: S 18°57'32" E, 161.30'
R=11488.12', L=15.60'
CHORD: S 19°23'59" E, 15.60'
1 STORY
BRICK & STUCCO SIDED
BUILDING
"10309 PERRY HWY"
(9873.7 SQ. FT.)
FLAGPOLE
MAILBOX
EXIT SIGN
LIGHT POLE (TYP.)
"WEXFORD VETERINARY HOSPITAL" PET HOTEL SIGN
"WEXFORD VET HOSPITAL" SIGN
COVERED CONC. STOOP
CONC. SIDEWALK
1" PLA. GAS LINE
BRICK WALL
MAG SPIKE SET
TRASH ENCLOSURE
CONC. CURB


WALL SCHEDULE
MARK
RATING
DESCRIPTION
EX
NONE
EXISTING FOUNDATION WALL
EX1
NONE
EXISTING FRAMED WALL - EXISTING WOOD FRAMED WALLS TO REMAIN. VERIFY CONSTRUCTION IN FIELD.
EX2
NONE
EXISTING MASONRY WALL - EXISTING MASONRY WALLS TO REMAIN. VERIFY CONSTRUCTION IN FIELD.
1
NONE
INTERIOR FRAMED WALL - 1 LAYER OF 5/8" DRYWALL ON EACH SIDE OF 2"x4" WOOD STUDS AT 16" O.C. PARTITIONS TO EXTEND TO UNDERSIDE OF EXISTING CEILING GRID. SOUND ATTENUATION BATTS TO BE ADDED AT ALL RESTROOM, EXAM ROOMS, AND SERVICE ROOM WALLS.
2
NONE
EXTERIOR FRAMED WALL- 2x6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior and 6 courses 4"x8"x16" epoxy coated block + 7/16" OSB sheathing + vinyl siding at exterior face of studs. Fill cavity w/ 5 1/2" R- 21 batt insulation.
3
NONE
EXTERIOR FRAMED WALL- 2x6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior and 7/16" OSB sheathing at exterior face of studs. Fill cavity w/ 5 1/2" R- 13 batt insulation. Either 5/8" Air Space W A Brick Veneer or 4" Split Face Block. Refer to elevations for veneer locations.
4
NONE
6 courses 8"x8"x16" (48") concrete block epoxy coated + 30° laminate glass above
5
NONE
INTERIOR FRAMED WALL- 2x6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior one side and 5/8" drywall above 6 courses 4"x8"x16" (48") concrete block epoxy coated other side. THIS WALL IS BEARING
6
NONE
INTERIOR FRAMED WALL- 2x6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior of Hall side + FRP Wall Board on Small Breed 115 Side.
7
NONE
INTERIOR FRAMED WALL- 2x6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior one side and 7/16" OSB with cultured stone veneer on the otherside. (follow manufacturers installation guidelines for veneer) ALTERNATE ONLY
8
NONE
2"x4" WOOD STUDS staggered at 16" O.C. w/5/8" drywall face + 6 courses of 4"x8"x16" epoxy coated block on Kennel side.
9
NONE
EXTERIOR FOUNDATION WALL (see structural dwgs) - 8" Reinforced concrete block foundation wall 3" polystyrene insulation vertically at interior face of wall and 24" horizontally around entire perimeter.
10
NONE
EXTERIOR FRAMED WALL- 2X6 wood stud @ 16" o.c. w/ 1 layer of 5/8" drywall at the interior or FRP wall board @ face of Small Breed 115 + 7/16" OSB sheathing + vinyl siding at exterior face of studs. Fill cavity w/ 5 1/2" R- 21 batt insulation.
NONE
8"x8"x16" (48") concrete block epoxy coated.
Note: See A5 For Wall Details
Large Breed
Cleanup
Hall
Commissary
Women
Mech / Storage
Hall
Wash Area
Isolation
Receiving
Consulting
Office
Hall
Grooming
Feline Kennels
Reception
Men
Feline Activity Rm.
Waiting
Sales
Small Breed
Waiting
Entry Patio
LANDING
FIRST FLOOR PLAN
1/4" = 1'-0"
3708 S.F.

FINANCIALS

LEASE YEAR	ANNUAL BASE RENT	MONTHLY BASE RENT
1	$260,000	$21,666.67
2	$265,200	$22,100
3	$270,504	$22,542
4	$275,914.08	$22,992.84
5	$281,432.36	$23,452.70
6	$287,061.01	$23,921.75
7	$292,802.23	$24,400.19
8	$298,658.27	$24,888.19
9	$304,631.44	$25,385.95
10	$310,724.07	$25,893.67
11*	$316,938.55	$26,411.55
12*	$323,277.32	$26,939.78
13*	$329,742.87	$27,478.57
14*	$336,337.72	$28,028.14
15*	$343,064.48	$28,588.71
16*	$349,925.77	$29,160.48
17*	$356,924.28	$29,743.69
18*	$364,062.77	$30,338.56
19*	$371,344.02	$30,945.34
20*	$378,770.90	$31,564.24

*Subject to renewal

PROUD TO CALL PITTSBURGH HOME



Pittsburgh is home to a diverse array of businesses, from Fortune 500 companies to startups and nonprofits. Thanks to its picturesque location in western Pennsylvania, affordable real estate, access to top-tier talent, and competitive business initiatives, both large and small enterprises thrive in the Pittsburgh area. Many key businesses were established in Pittsburgh between the 19th and early 20th centuries, such as Giant Eagle, UPMC (University of Pittsburgh Medical Center), PNC Financial Services, Alcoa, Kraft Heinz, and PPG Industries. In the 21st century, Pittsburgh continues to attract top companies looking to establish new headquarters, campuses, distribution centers, and labs. Major corporations like Amazon, Apple, and Google are drawn to Pittsburgh, Allegheny County, and the surrounding region.

Alcoa · PPG Industries · Google · Aurora · PHILIPS · DICK'S SPORTING GOODS · Ansys
duolingo · SAP · amazon · BOSCH · Westinghouse · APTIV

TOP PRIVATE EMPLOYERS

UPMC LIFE CHANGING MEDICINE	52,300 employees
HIGHMARK.	17,200 employees
University of Pittsburgh	13,600 employees
PNC BANK	10,300 employees
BNY MELLON	7,000 employees
GIANT EAGLE	6,100 employees
Carnegie Mellon University	5,500 employees



PITTSBURGH BY THE NUMBERS

EMPLOYMENT, BUSINESS & ECONOMY

#2 for Business Expansion in U.S. Northeast (Site Selection Magazine)
#3 Most Livable City in the U.S. (The Economist)
The Best Most Livable City in the U.S. (The Economist)
Top 10 City Living in the Future (CNN Tech)
130+ Daily nonstop flights per day from Pittsburgh International Airport and convenient access to major and nearby markets including D.C., New York, Ohio, Maryland, and more.
$165.2B In Gross Metropolitan Product (Forbes)
2.6 million Population
1.29 million Labor force

INVESTMENT

600 Companies
$10.5B+ in investment in the past 10 years
300+ firms from around the world invested in Pittsburgh companies in the last decade, including 16 making their first investment in the region in 2021.
$11 billion of university research over the past decade is fueling regional growth.
$21.3 billion of exit proceeds over the past decade.

EDUCATIONAL DRIVERS

#1 Metro for College Graduates (Trulia & LinkedIn)
11 Advanced industry sectors driving region's talent growth (Brookings)
88 Colleges and Universities, including University of Pittsburgh and Carnegie Mellon University
45,000 Grads Annually
Top 10 Best Large City for College (Wallet Hub 2023)

LIVABILITY

#1 US City for First-Time Home Buyers (CNBC, 2022)
#2 Most Promising Housing Market for Homebuyers (GOBankingRates, 2023)
$179,000 Median home price in Pittsburgh (NAHB/Wells Fargo Housing Opportunity Index, 2023)

WEXFORD MARKET OVERVIEW

Wexford's commercial real estate market continues to draw investors and owner-users with its affluent North Hills setting and access to US Route 19, Interstate 79 and the PA Turnpike (I-76). Single-tenant net-lease retail remains a bright spot: a Citizens Bank branch at 11060 Perry Highway is offered at $2,400,000 at a 5.77% cap rate for the 2,944 SF building. As a longer-term benchmark, HFF arranged the $13.8 million sale of a 53,000 SF single-tenant retail property in Wexford leased to Levin Furniture on a triple-net basis.

Owner-user office opportunities are also drawing interest. The Phoenix Centre at 10431 Perry Highway, a 21,550 SF office building on 0.89 acres, has been marketed between $1.9 million and $2.15 million, with roughly 7,000 SF on the top floor available for an owner's headquarters and existing tenants to support the purchase. Across the submarket, Wexford office averages about $180 per square foot with a median cap rate of 8%.

Developable commercial land remains scarce. A 1.16-acre C-1 parcel at 124–130 Brown Road is listed at $900,000, steps from Perry Highway with daily traffic exceeding 26,000 vehicles, while 342 Warrendale Road offers rare Pine Township commercial zoning on 1.3 acres at $700,000. At Route 19 and Pine Creek Road, a 2.07-acre corner next to a Target and Giant Eagle anchored center is available as a build-to-suit or land lease.

On the leasing side, flexible workspace is gaining ground, with the Phoenix Centre's "Workspace at Wexford" offering short-term leases for offices from 80 to 500 square feet. Regionally, Pittsburgh office vacancy stood at 17.1% in Q3 2026, though Class A asking rates rose 2.1% year-over-year, and limited new construction favors well-positioned suburban assets.

Healthcare continues to anchor demand. AHN Wexford Hospital, a 345,000 SF facility on Perry Highway and AHN's single-largest investment, serves more than 215,000 residents from West View to Zelienople, fueling demand for nearby medical office and ancillary services. Meanwhile, adaptive traffic signals along Route 19 are improving access for the corridor's retail and service businesses.

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