## INVESTMENT OFFICE BUILDING

50 Berry Road, Washington, PA 15301

## EXECUTIVE SUMMARY



**OFFERING SUMMARY** 

Lot Size:

**PROPERTY OVERVIEW** 

Sale Price: \$750,000 This well maintained two story building is a prime investment or owner/user opportunity. The top floor was most recently used as a medical office and there is a dance studio on the lower level with an open floor plan.

**LOCATION OVERVIEW** 

Available SF: 4,000 SF

Located in South Strabane with easy access to I-79, I-70, and Route 19.

1.04 Acres

PROPERTY HIGHLIGHTS

• Top floor has 7 exam rooms with sinks

• 2 Large administration offices and 2 Private offices

**Building Size:** 8,000 SF

• 2 Kitchenettes

• 2 ADA bathrooms and 1 private bathroom

Zoning: I-1 Light Industrial • X-RAY room with reinforced floor

District

• Lower level has 3 large dance rooms

• Office and 2 waiting rooms

Market: **Washington County**  · 2 ADA bathrooms and Changing room

• 3 storage areas (2 large 1 small)

Submarket: South Strabane Renovated in 2012

30 lined parking spaces. 2 Handicapped parking spaces

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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## **ADDITIONAL PHOTOS**

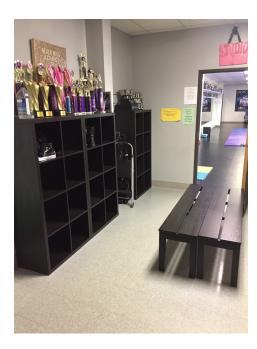












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