

INVESTMENT OFFICE BUILDING

50 Berry Road, Washington, PA 15301

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	4,000 SF
Lot Size:	1.04 Acres
Building Size:	8,000 SF
Zoning:	I-1 Light Industrial District
Market:	Washington County
Submarket:	South Strabane

PROPERTY OVERVIEW

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

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

PROPERTY HIGHLIGHTS

- Top floor has 7 exam rooms with sinks
- 2 Large administration offices and 2 Private offices
- 2 Kitchenettes
- 2 ADA bathrooms and 1 private bathroom
- X-RAY room with reinforced floor
- Lower level has 3 large dance rooms
- Office and 2 waiting rooms
- 2 ADA bathrooms and Changing room
- 3 storage areas (2 large 1 small)
- 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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OFFICE BUILDING FOR SALE

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ADDITIONAL PHOTOS



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