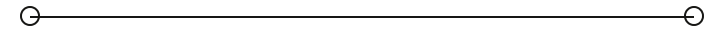


LEASE

Medical Office Space

1533 BROAD AVE

Belle Vernon, PA 15012



PRESENTED BY:

RICHARD L. BEYNON

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PA #AB068671

ANTON SCHMIEDERER

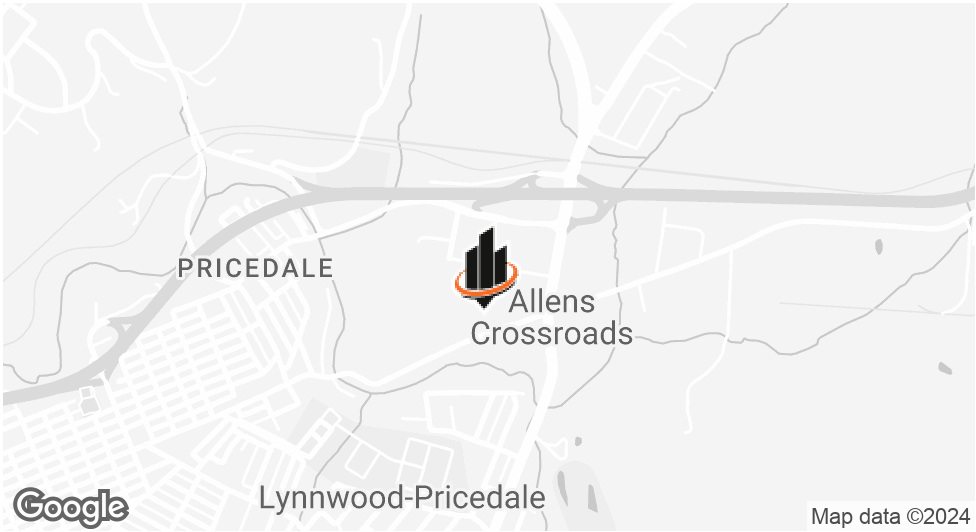
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NN)
BUILDING SIZE:	6,300 SF
AVAILABLE SF:	3,150 SF
LOT SIZE:	0.46 Acres
CAP RATE:	3.95%
NOI:	\$49,377
ZONING:	B-2 Retail Business

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this medical office space for lease located at 1533 Broad Ave in Belle Vernon.

PROPERTY HIGHLIGHTS

- 3,150 SF Medical office space available
- Ample parking with 40 spaces
- Located in retail corridor right off of I-70

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ADDITIONAL PHOTOS



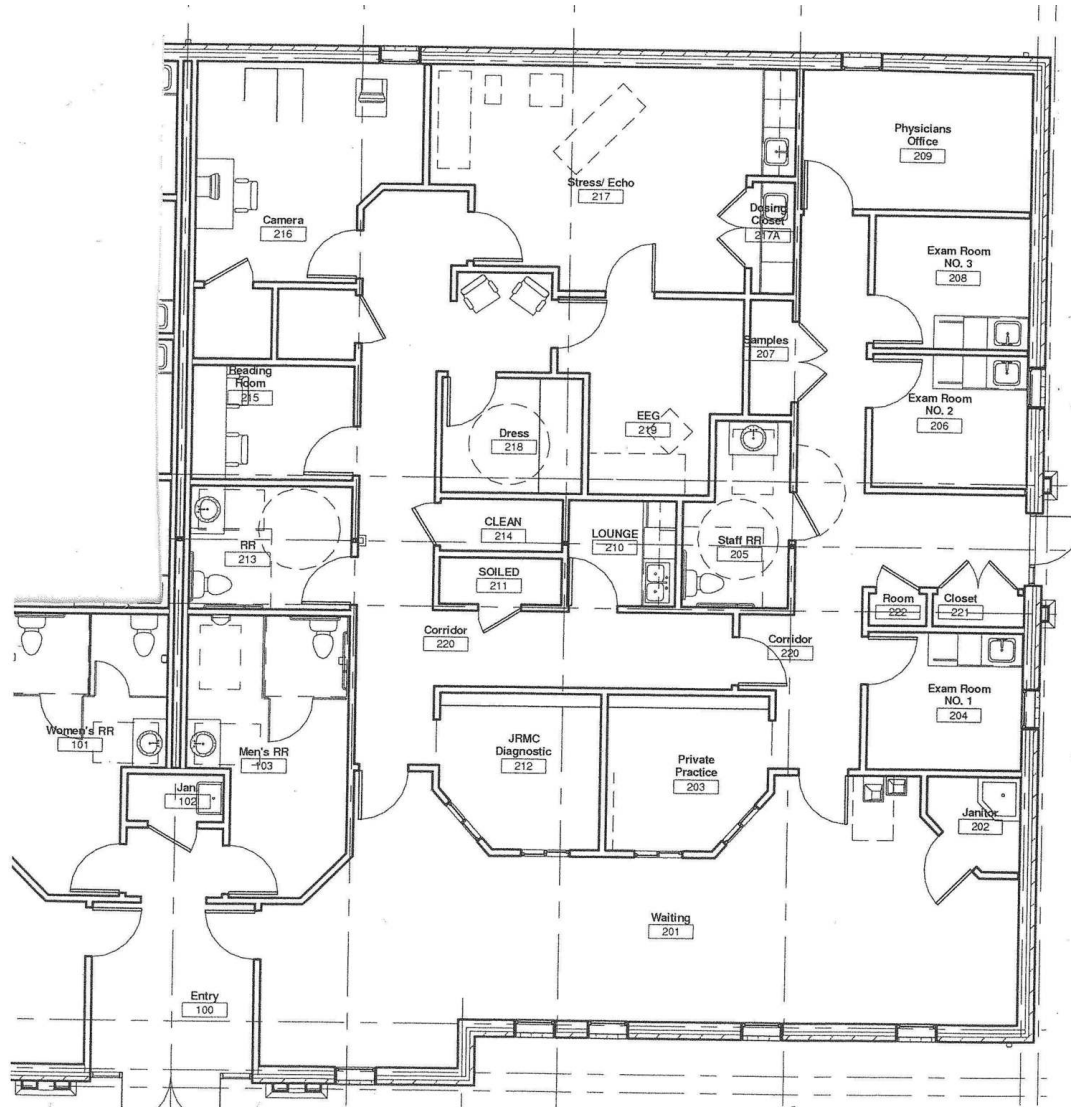
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FLOOR PLAN



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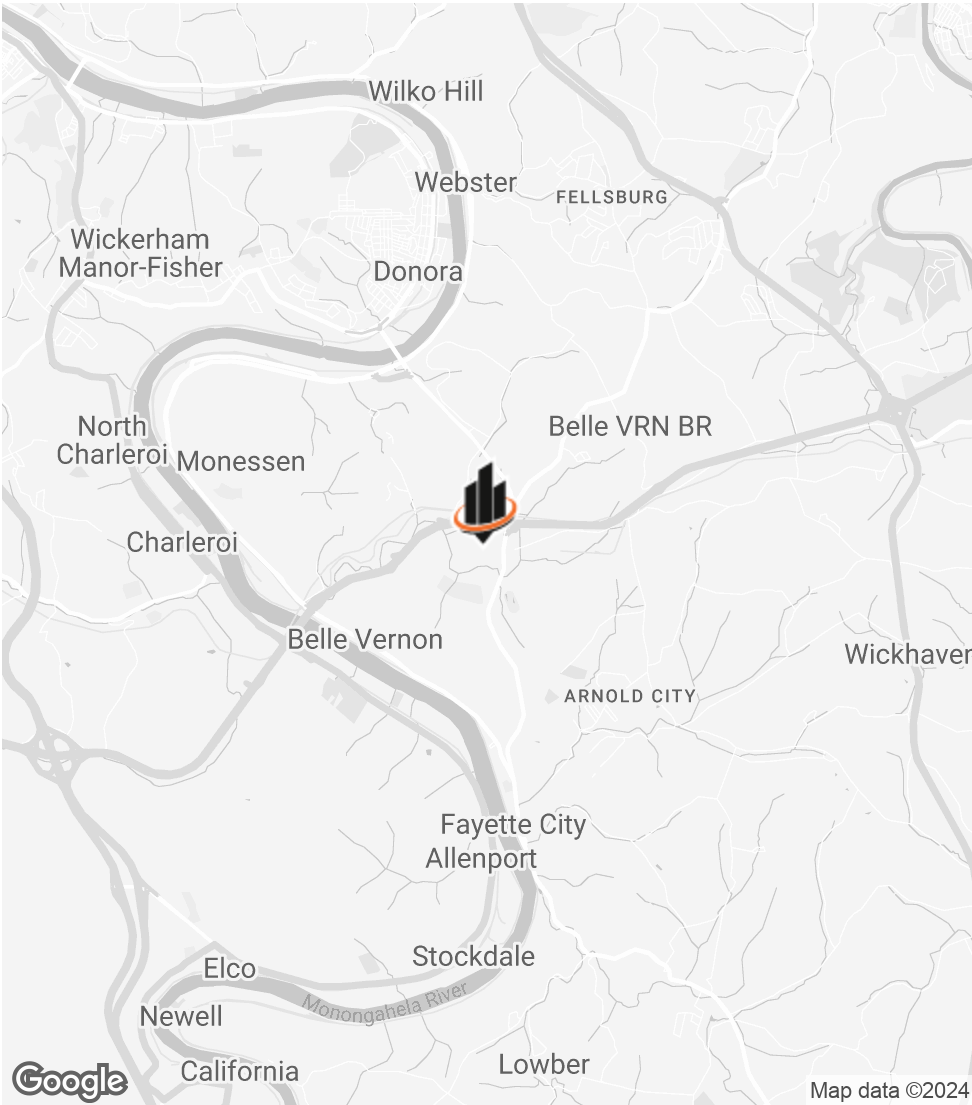
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LOCATION MAPS



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