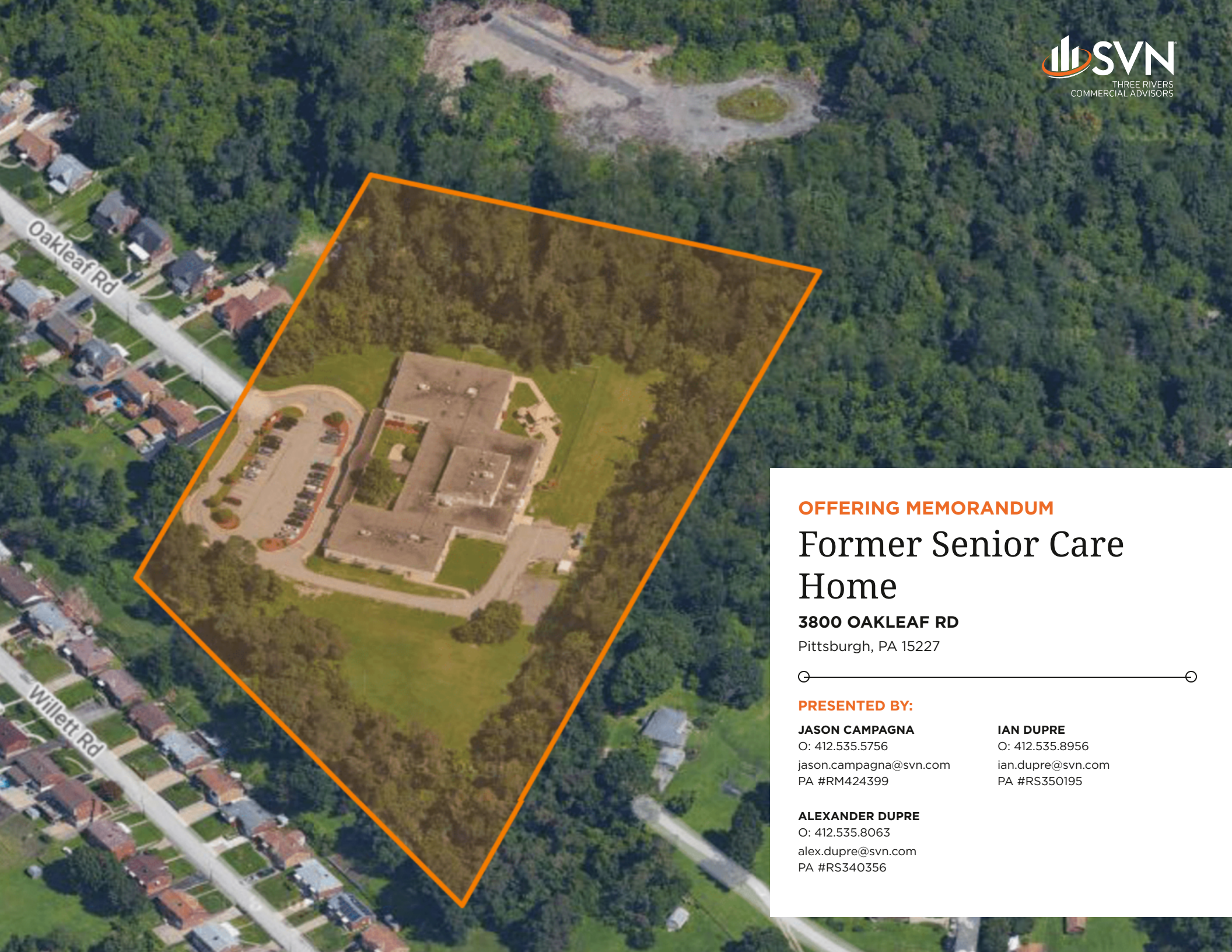

SVN
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COMMERCIAL ADVISORS

OFFERING MEMORANDUM

Former Senior Care Home

3800 OAKLEAF RD

Pittsburgh, PA 15227

PRESENTED BY:

JASON CAMPAGNA
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`DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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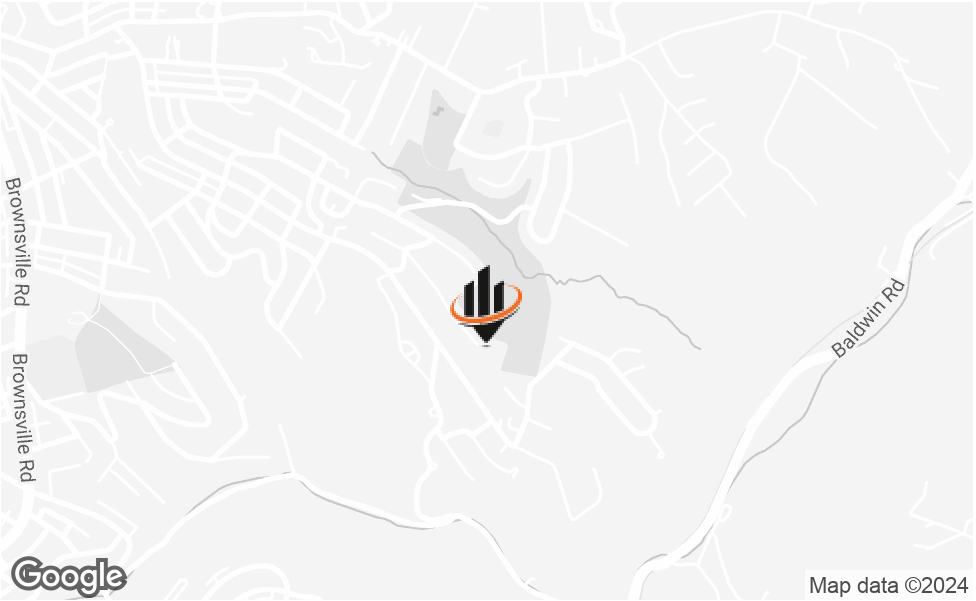
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,490,000
BUILDING SIZE:	23,489 SF
LOT SIZE:	6.417 Acres
PRICE / SF:	$63.43
YEAR BUILT:	1962
RENOVATED:	1997
ZONING:	C-2 Large Retail & Professional Office
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this former senior care center for sale located at 3800 Oak Leaf Dr in Baldwin, PA. Formerly the Oak Leaf Personal Care home featuring 51 residence rooms and 76 beds, this property has been well maintained and features handicap-accessible bathrooms, wide hallways, spacious common areas, a commercial kitchen, and a laundry facility. Built in 1962, updated and converted in 1997.

PROPERTY HIGHLIGHTS

- 51 rooms / 76 beds
- Commercial Kitchen & Laundry Facility
- Flexible C-2 zoning
- 29 Parking Spots
- Proximity to Brownsville RD & Route 51

PROPERTY DETAILS

SALE PRICE	$1,490,000

LEASE RATE	NEGOTIABLE

LOCATION INFORMATION

PREVIOUS USE	Senior Care Home
STREET ADDRESS	3800 Oakleaf Rd
CITY, STATE, ZIP	Pittsburgh, PA 15227
COUNTY	Allegheny
MUNICIPALITY	Baldwin Burough

PROPERTY INFORMATION

OCCUPANCY PERMIT	C2 (Group Habitation), DO (ordinary industrial and office)
ZONING	C-2 Large Retail & Professional Office
LOT SIZE	6.417 Acres
APN #	187-C-156
ASSESSED VALUE	$2,200,000.00
2022 TAXES	$75,108.00

BUILDING INFORMATION

BUILDING SIZE	23,489 SF
YEAR LAST RENOVATED	1997
ROOF	Flat Steel Deck, R-25, Torch down with gravel ballast
WALLS	Exterior: Dryvit over brick; Interior: drywall
CEILINGS	Combination acoustical tile with fluorescent lighting/drywall and incandescent
WINDOWS	"Traco" aluminum frame, 1" insulated, tempered glass
FLOOR COVERINGS	4" concrete, combination sheet vinyl, w/w carpeting
FOUNDATION	Concrete Block with 4' crawl space for utilities
LIFE SAFETY	wet sprinkler system, hardwire alarms
SECURITY	cameras, wired alarm system, motion sensors in corridors
ELECTRIC	225 amps, 3 phase, 4 wire

PARKING

PARKING SPOTS	32
PARKING RATIO	1.36

ADDITIONAL PHOTOS | EXTERIOR

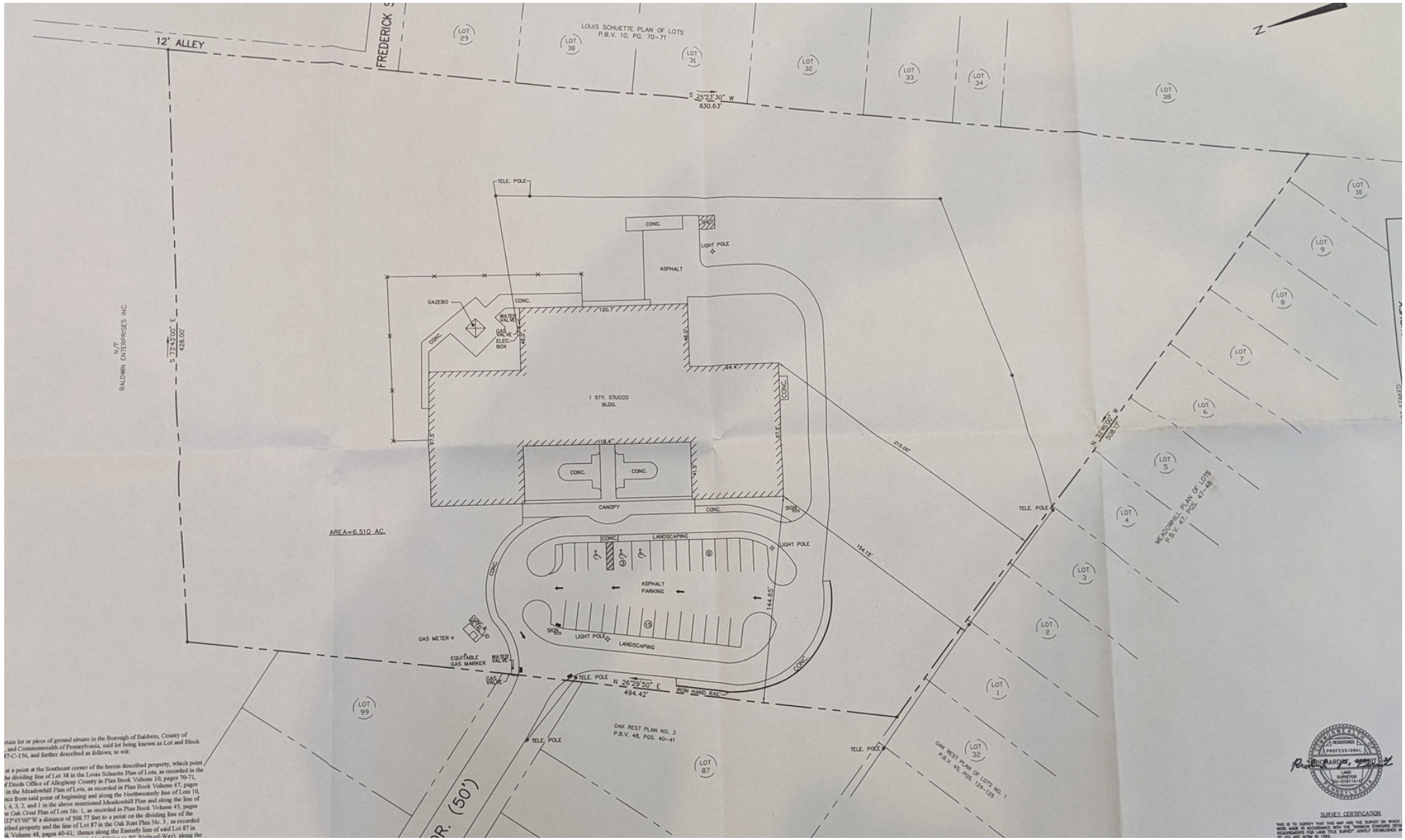
ADDITIONAL PHOTOS | INTERIOR

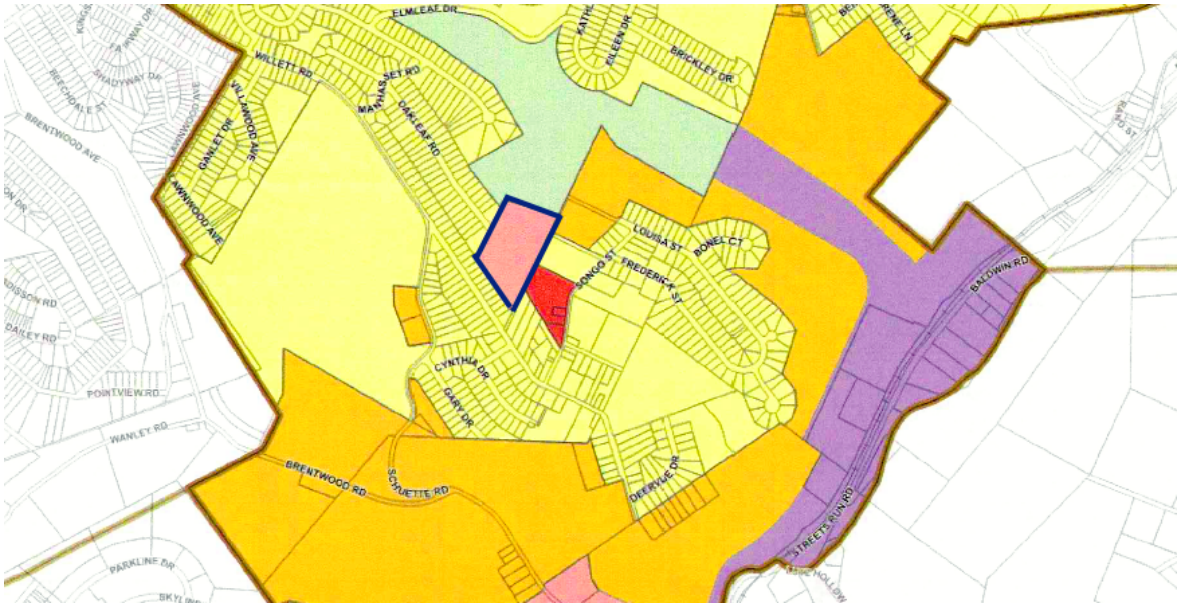
ADDITIONAL PHOTOS | INTERIOR

FLOOR PLANS

exit
exit
PULL STATIONS
FIRE EXTINGUISHERS
exit
exit
main entry
exit
Emergency Exit Plan
Oakleaf Personal Care Home

SITE PLAN


12' ALLEY
FREDERICK
LOUIS SCHUETTE PLAN OF LOTS
P.B.V. 10, PG. 70-71
S 25°23'30" W
830.63'
N/F
BALDWIN ENTERPRISES INC.
S 73°45'00" E
428.00'
TELE. POLE
CONC.
LIGHT POLE
ASPHALT
GAZEBO
WATER VALVE
GAS VALVE
ELEC. BOX
1 STY. STUCCO
BLDG.
CANOPY
AREA=6.510 AC.
LANDSCAPING
ASPHALT
PARKING
SIGN
GAS METER
EQUITABLE
GAS MARKER
N 26°29'50" E
494.42'
IRON HAND RAIL
OAK REST PLAN NO. 3
P.B.V. 48, PGS. 40-41
OAK REST PLAN OF LOTS NO. 1
P.B.V. 45, PGS. 124-125
MEADOWHILL PLAN OF LOTS
P.B.V. 47, PGS. 47-48
N 32°45'00" W
508.77
215.00'
104.15'
144.65'
LOT 99
LOT 87
LOT 32
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 29
LOT 30
LOT 31
LOT 33
LOT 34
LOT 38
SURVEY CERTIFICATION



Zoning: C2 - Large Retail and Professional Office

Uses by Right

Multiple-family	Multistory Multiple-family	Automobile	Laundry	Cemetery	Essential Services	No-impact Home-based Business
Forestry	Artist and Photography Studio	Dry Cleaning (Retail)		Funeral Home	Motel/Hotel	Personal Care Residence
Library/Museum	Day-care or Day Nursery	Financials Institution Without Drive-through			Municipal Facilities	Personal Services
Retail	Institutional Home (Sr Care & Halfway House)			Mixed-use or Live/Work Building		**Professional Offices**
Public Administration or Education Facility			Public Recreation		**Public Utility Service Buildings or Facilities**	
Religious Establishment	Restaurant Without Drive Through			**Self-service Laundry**	**Veterinarian Facility**	

Link to Baldwin Zoning Code: https://ecode360.com/7027815

SECTION 2

Location Information

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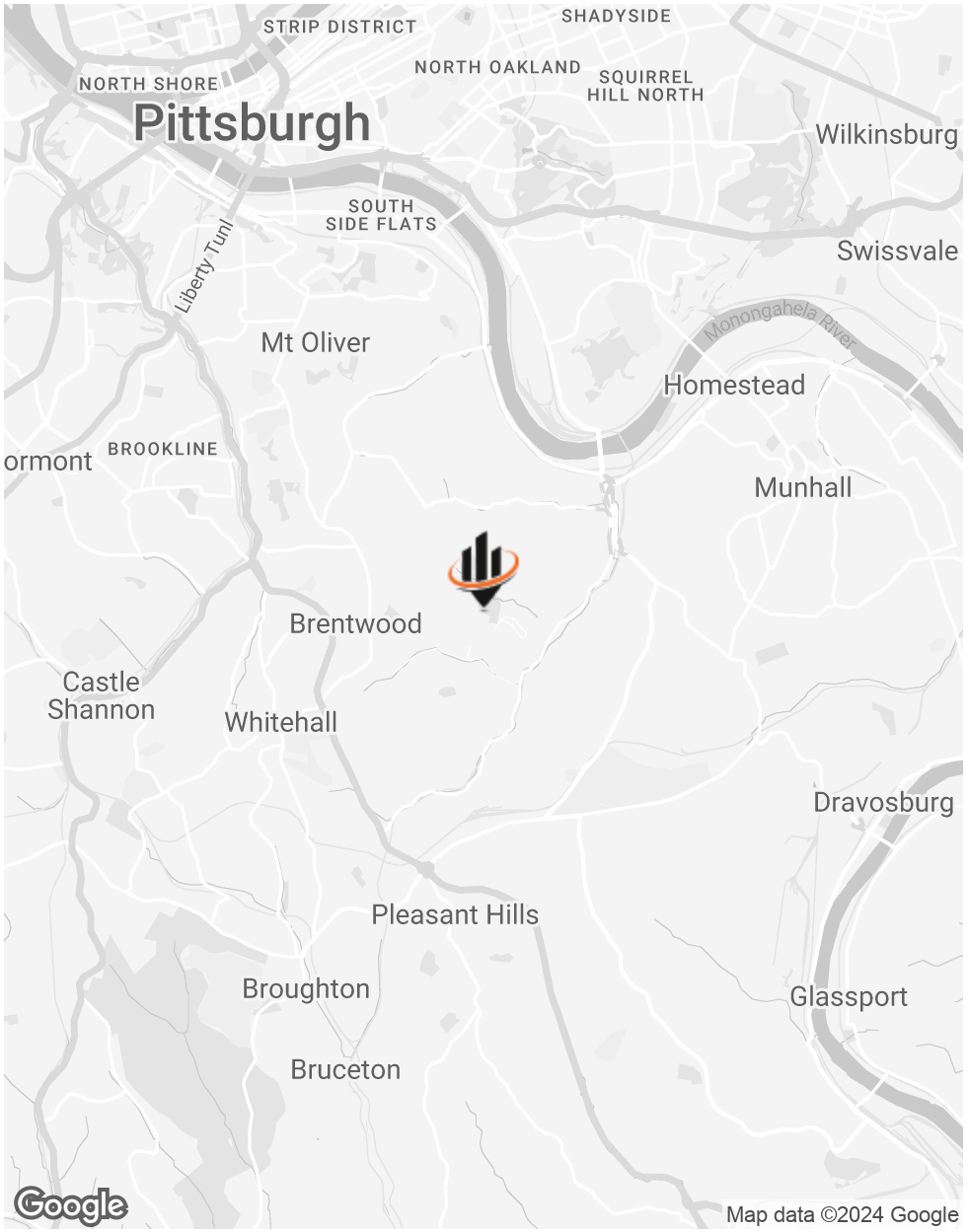
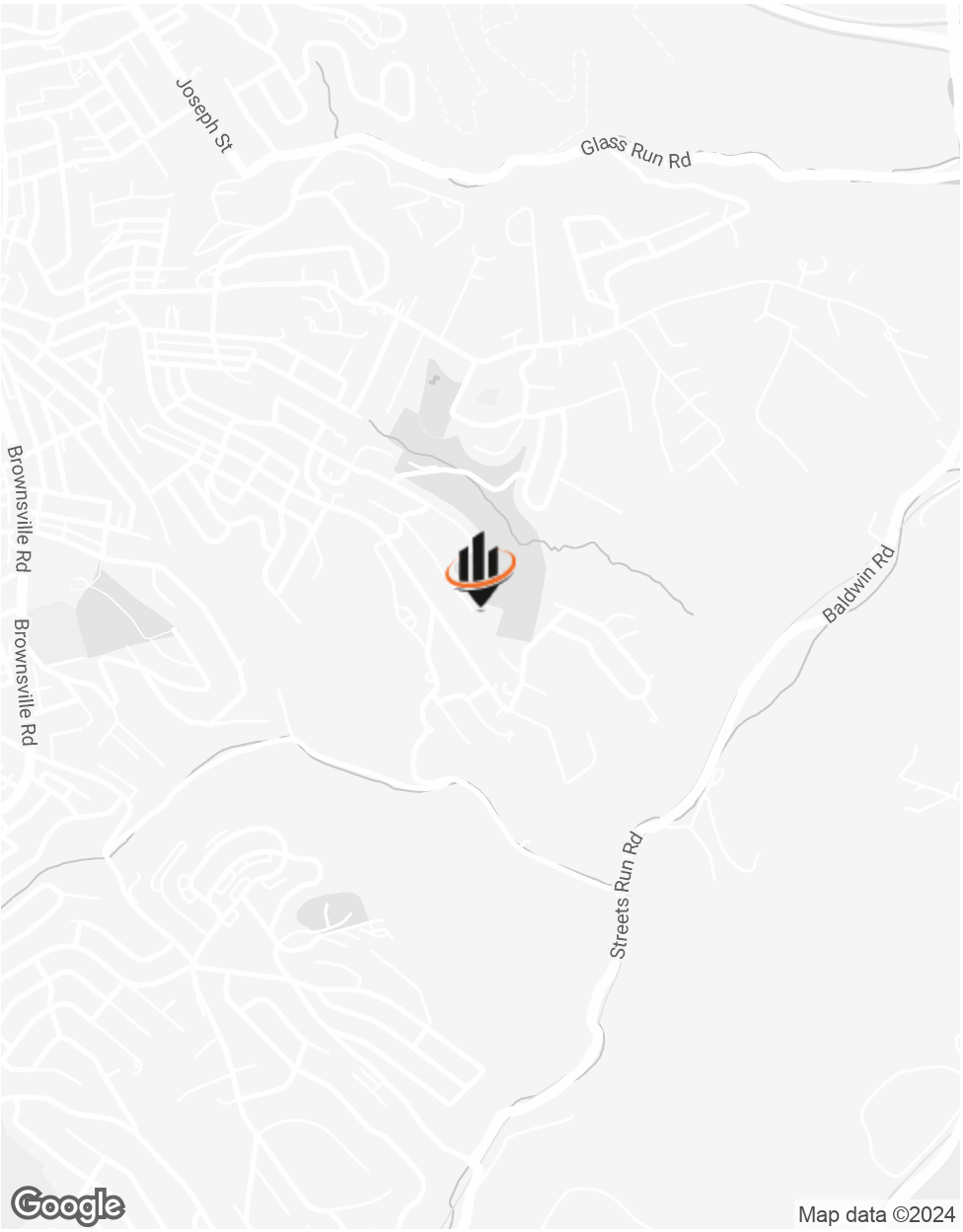
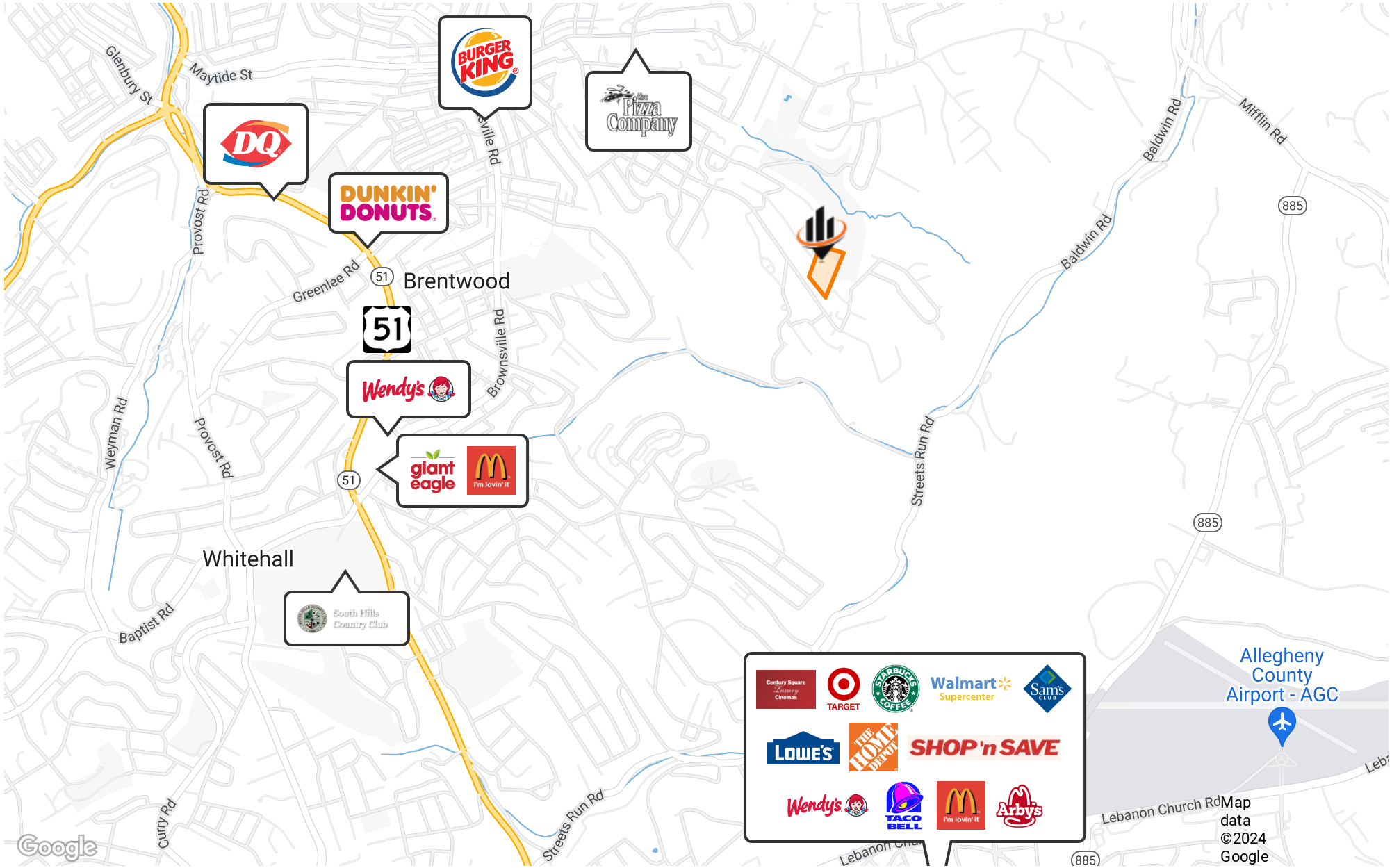
LOCATION MAPS





RETAIL MAP


Glenbury St
Maytide St
Provost Rd
Greenlee Rd
Brentwood
51
Brownsville Rd
Weyman Rd
Whitehall
Baptist Rd
Curry Rd
Streets Run Rd
Baldwin Rd
Mifflin Rd
885
Allegheny County Airport - AGC
Lebanon Church Rd
Map data ©2024 Google
Google

PARCEL MAP

Oakleaf Rd
Oakleaf Rd
Willett Rd
Schuette Rd
Willett Rd
Schuette Rd
Willett Rd
Schuette Rd
Songo St
Google
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

BALDWIN EST. 1952 BOROUGH

BOROUGH OF BALDWIN
PENNSYLVANIA

BALDWIN BOROUGH

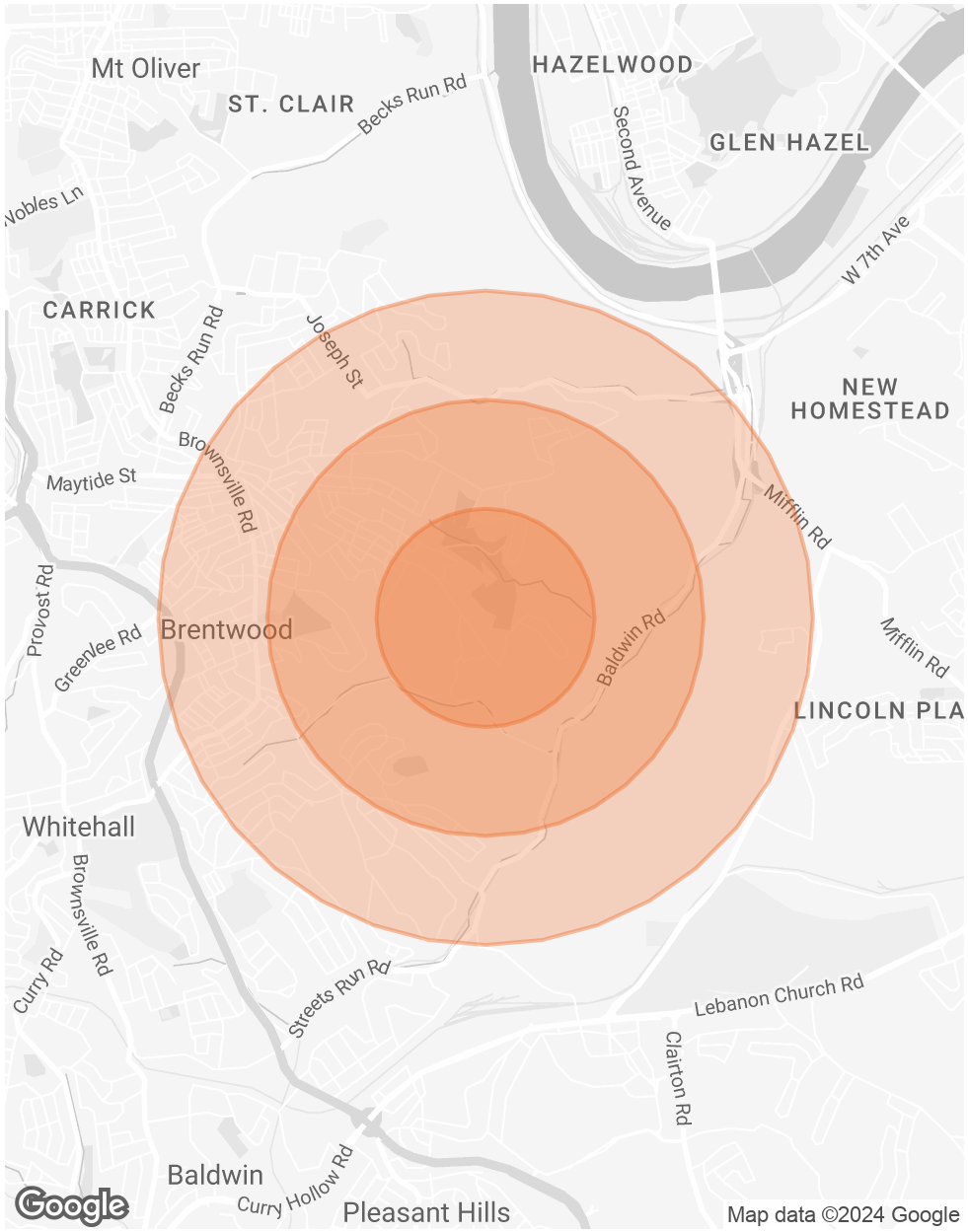
Baldwin is a borough in Allegheny County and is part of the Pittsburgh Metro Area. The borough was named for Henry Baldwin (1780-1844), a U.S Congressman from Pennsylvania and Associate Justice of the Supreme Court and was incorporated on October 27, 1950. Baldwin Borough is served by the Baldwin Borough Library and has three volunteer fire companies, an Emergency Medical Service, and a police force of 29 sworn officers. There are nine voting districts in the borough, Baldwin is included in the 14th Congressional District; 45th State Senatorial District with 2 State Legislative Districts (36th and 38th) serving our residents.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,387	8,379	14,853
AVERAGE AGE	48.1	48.3	47.7
AVERAGE AGE (MALE)	47.2	47.5	45.8
AVERAGE AGE (FEMALE)	48.6	48.4	49.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,206	4,220	7,583
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	$64,541	$61,837	$59,876
AVERAGE HOUSE VALUE	$105,731	$110,663	$107,519

** Demographic data derived from 2020 ACS - US Census*



SECTION 3

Advisor Bios

SVN
THREE RIVERS
COMMERCIAL ADVISORS

ADVISOR BIO 1

JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: *412.535.5756* | **Cell:** *724.825.3137*

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993
Slippery Rock University B.S. Environmental Science - 1998

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Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 2

IAN DUPRE

Advisor

ian.dupre@svn.com

Direct: *412.535.8956* | **Cell:** *724.620.7125*

PA #RS350195

PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN I Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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ADVISOR BIO 3

ALEXANDER DUPRE

Advisor

alex.dupre@svn.com

Direct: *412.535.8063* | **Cell:** *412.726.1095*

PA #RS340356

PROFESSIONAL BACKGROUND

Alexander "A.J." Dupre serves as an advisor with SVN I Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

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