SVN
THREE RIVERS
COMMERCIAL ADVISORS

OFFERING MEMORANDUM

For Sale | 4500SF Office

1121 11TH ST

Conway, PA 15027

PRESENTED BY:

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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.

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SECTION 1

Property Information

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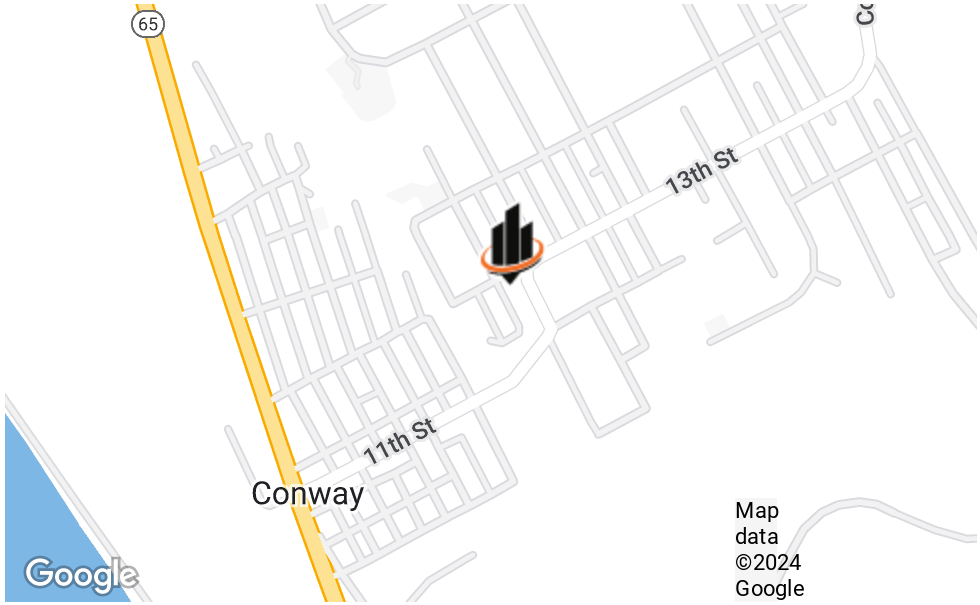
EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	$325,000
BUILDING SIZE:	4,560 SF
LOT SIZE:	0.57 Acres
PRICE / SF:	$71.27
YEAR BUILT:	1979

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 1121 11th St for Sale. This two story office building formerly occupied by a daycare totals 4,560 square feet and is situated on a generous 0.57-acre lot. The first floor features three classrooms/offices, a playroom, a small kitchen, and two bathrooms, while the second floor features seven offices and one bathroom. The HVAC system on the first floor is supported by a residential forced air furnace and condenser, and the second floor's heating/cooling is provided by a heat pump, installed in 2020 for $12,000. Notably, the second floor was repainted and renovated in 2020-2021.

Each floor is physically separated with separate water lines, gas, electric meters, and same elevation parking making this ideal opportunity for an owner user and provides the flexibility to lease out half the building to another tenant.

PROPERTY HIGHLIGHTS

- Deadline to submit offers is June 15th
- Ideal for small office owner/user
- Each floor can be tenanted separately
- Ample Parking
- Recent HVAC upgrades

EXTERIOR PHOTOS

INTERIOR PHOTOS

SECTION 2

Location Information

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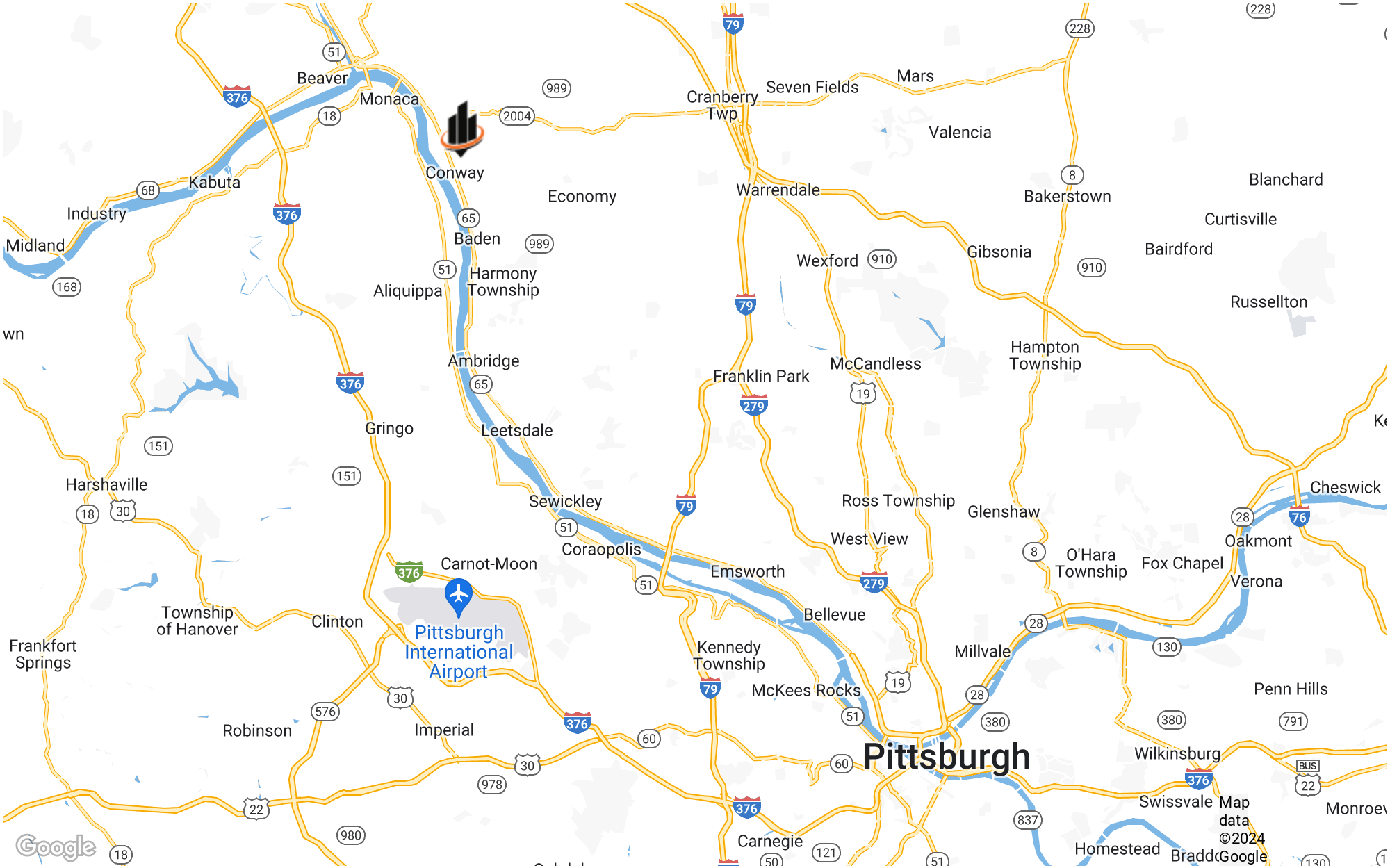
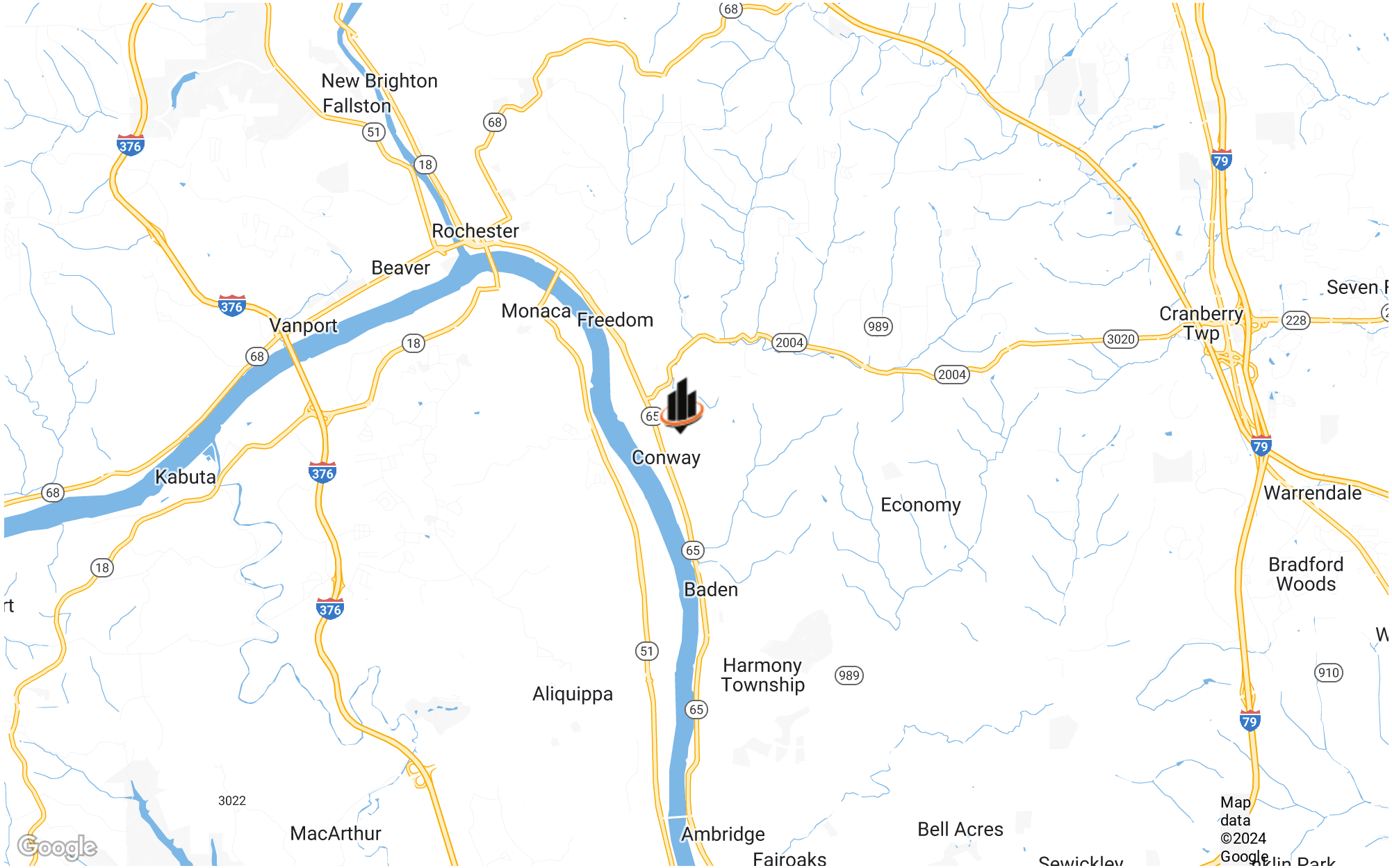
REGIONAL MAP



AERIAL MAP


New Brighton
Fallston
Rochester
Beaver
Vanport
Monaca
Freedom
Kabuta
Conway
Economy
Baden
Harmony
Township
Aliquippa
MacArthur
Ambridge
Fairoaks
Bell Acres
Sewickley
Cranberry
Twp
Warrendale
Bradford
Woods
Seven
Map
data
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RETAILER MAP

PARCEL MAP

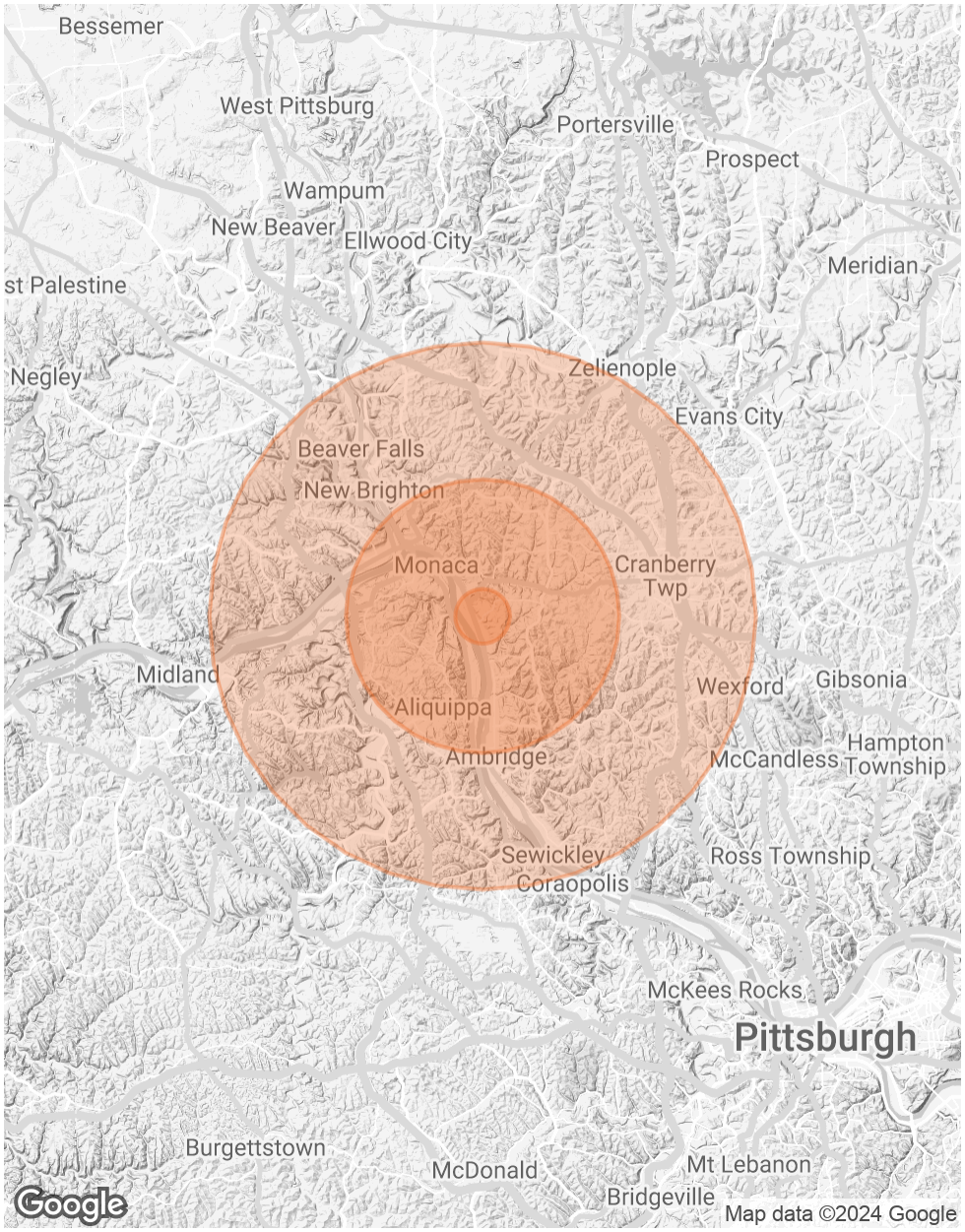
7,501 ADT
13th St
13th St
13th St
13th St
13th St
7th Ave
7th Ave
7th Ave
7th Ave
Riverview Ave
Riverview Ave
Farragut St
Center St
Center St
12th St
Google
Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,114	69,966	222,540
AVERAGE AGE	48.5	46.2	43.6
AVERAGE AGE (MALE)	44.1	44.9	41.9
AVERAGE AGE (FEMALE)	51.8	47.1	45.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,499	35,448	102,731
# OF PERSONS PER HH	2.1	2.0	2.2
AVERAGE HH INCOME	$72,308	$66,151	$91,561
AVERAGE HOUSE VALUE	$144,746	$157,332	$224,804

2020 American Community Survey (ACS)



BEAVER COUNTY

Beaver County in western Pennsylvania, along the Ohio River, boasts a rich history and evolving economy. Its county seat, Beaver, is a historic center dating back to colonial times. Once a hub for steel production, the county has diversified its economic base. Educational institutions like Penn State Beaver contribute to the area's academic landscape. Surrounded by picturesque landscapes, Beaver County offers ample recreational opportunities. The region has adapted to economic changes, moving away from heavy industry. The Ohio River, a prominent feature, has played a pivotal role in the county's development and transportation. Beaver, with its historic charm, stands as a cultural hub within the county. As Beaver County navigates shifts in industry and culture, it remains a resilient and evolving part of western Pennsylvania.

CONWAY BOROUGH

Conway is a borough located in Beaver County, Pennsylvania, known for its small-town charm and proximity to the Ohio River. As a residential community, Conway offers a mix of historic and modern architecture. The borough has a close-knit community feel, with local amenities and services catering to its residents. Conway is part of the broader economic and cultural landscape of Beaver County, contributing to the region's character. Its location along the river provides opportunities for outdoor activities and scenic views. The town has adapted to changes in the local economy, reflecting the resilience of Beaver County as a whole. With a blend of history and community spirit, Conway stands as a welcoming enclave within the larger context of western Pennsylvania.

SECTION 3

Advisor Bios

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ADVISOR BIO 1

JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

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

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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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ADVISOR BIO 2

IAN DUPRE

Advisor

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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

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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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