

HIGH-END SHOP AND HOME FOR SALE

1245 WASHINGTON RD, WASHINGTON, PA 15301

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	4,700 SF
Available SF:	
Lot Size:	1.2 Acres
Price / SF:	\$234.04
Year Built:	2006
Zoning:	C-2
Market:	Pittsburgh
Submarket:	Washington County

PROPERTY OVERVIEW

Presenting a standout opportunity for industrial and office showroom investors, this property, located in the Pittsburgh area, boasts a well-maintained 4,700 SF building constructed in 2006 and zoned C-2. The offering includes 3,500 SF of versatile shop space, complete with five overhead doors, catering to a range of operational needs. Complemented by a well-appointed 3-bedroom, 2.5-bath home, yard space, and a fenced yard, this property provides a comprehensive solution for business operations and onsite residential requirements. With its prime location on Rt 19 and proximity to I-79, this offering delivers exceptional accessibility and visibility, positioning it as an appealing prospect for industrial and showroom investors seeking a strategic foothold in this dynamic market.

PROPERTY HIGHLIGHTS

- 4,700 SF well-maintained building constructed in 2006
- Zoned C-2, offering versatile usage opportunities
- 3,500 SF of shop space with five overhead doors
- Accommodating 3-bedroom, 2.5-bath home on the premises
- Yard space and fenced yard for added convenience
- Less than 2 miles from I-79 for convenient accessibility

ONE

JAIME BONGIORNO

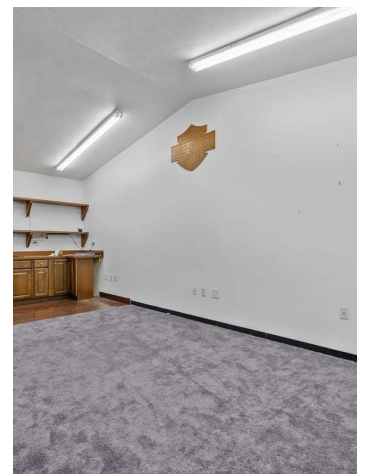
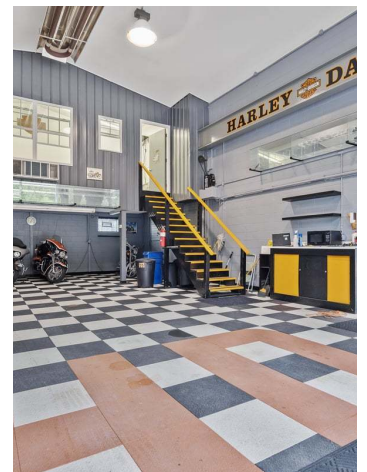
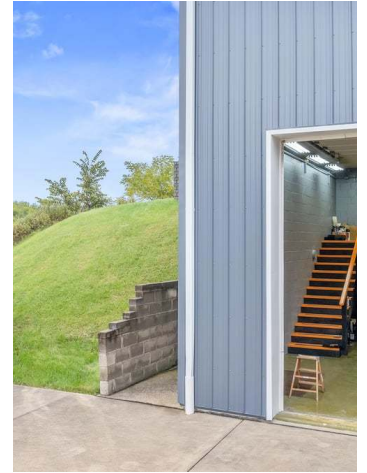
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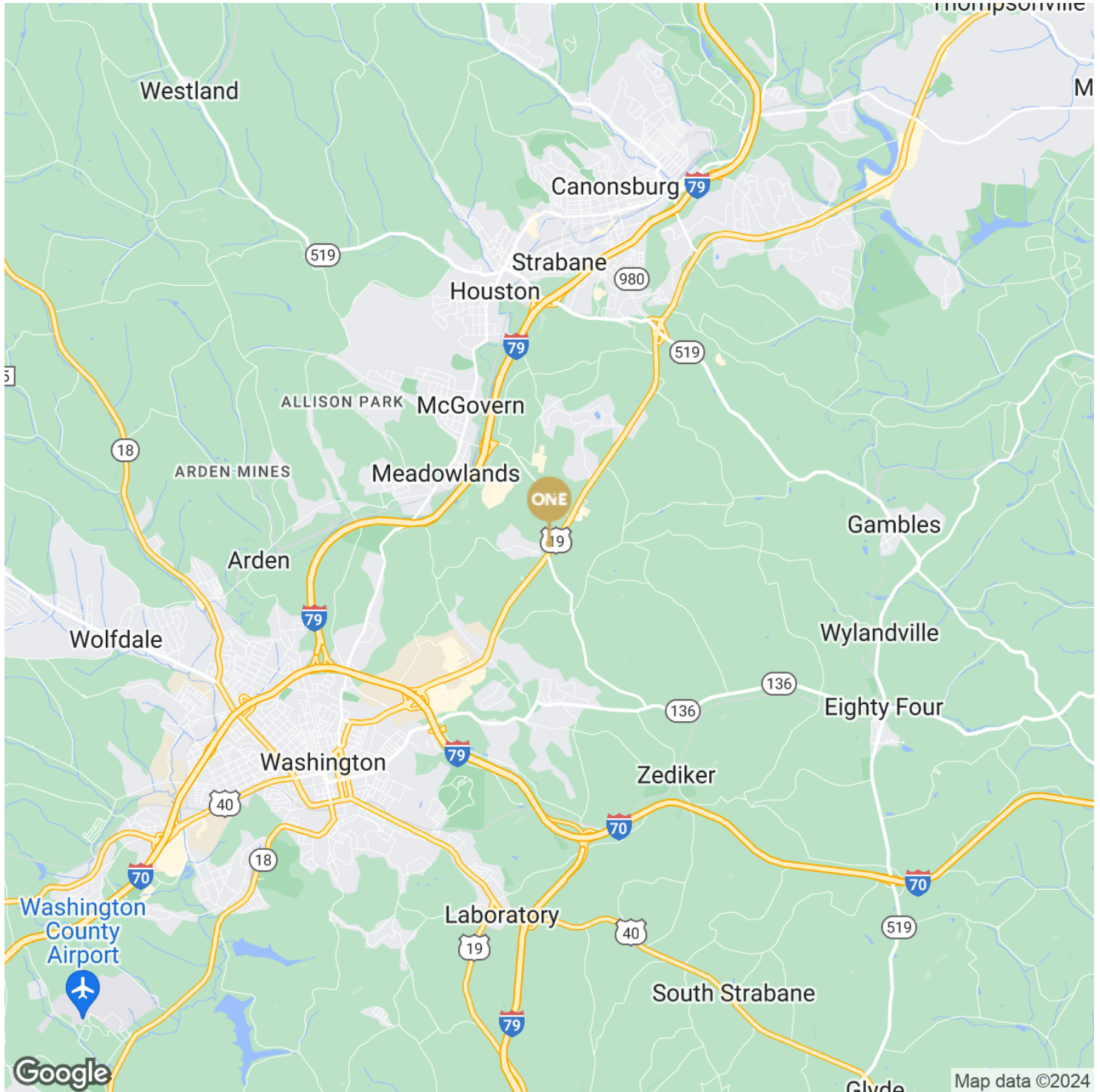
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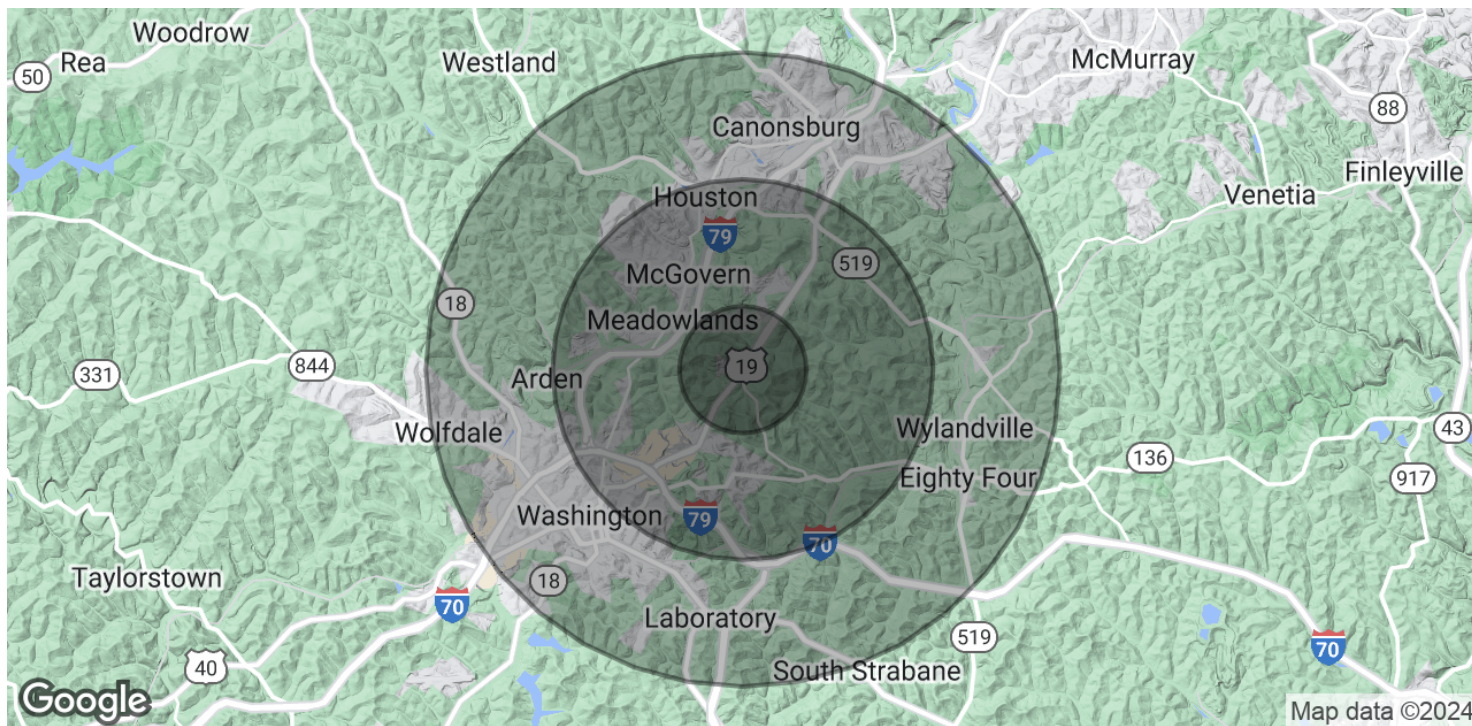
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	1,754	19,685	63,460
Average Age	47	46	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	775	8,457	27,175
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$132,518	\$115,633	\$100,697
Average House Value	\$305,773	\$301,867	\$257,371

Demographics data derived from AlphaMap

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