

OFFICE BUILDING

TENANT OCCUPIED

MONTH-TO-MONTH RENT

AVAILABLE FOR SALE



Sitting directly on Route 40, this 0.57 acre lot boasts scenic mountain views and direct access to I-43. Currently occupied on a monthly basis by Washington County Justice Office, the building is income producing and available for sale.

Asking Price: \$300,000

2,000 SF Building -- 40' X 50'

100% Occupied by District Justice Office

22 parking spots

0.57 acre lot

Framed Stucco Construction

Building Vintage: Approximately 30 years

Annual Rent: ~\$30,600 FS

685

NATIONAL PIKE WEST BROWNSVILLE, PA 15417

Brownsville, PA, located in Fayette County, contains ~1.7 million SF of office space. With surplus demand, this sub-market's vacancies have been substantially below the 10-year average at ~3.0%. This asset is a great investment opportunity as rents in this submarket have been increasing by ~0.5% over the past year. Moreover, no new product is in the pipeline nor proposed. Additionally, investment sales in this market has surpassed the three-year average.

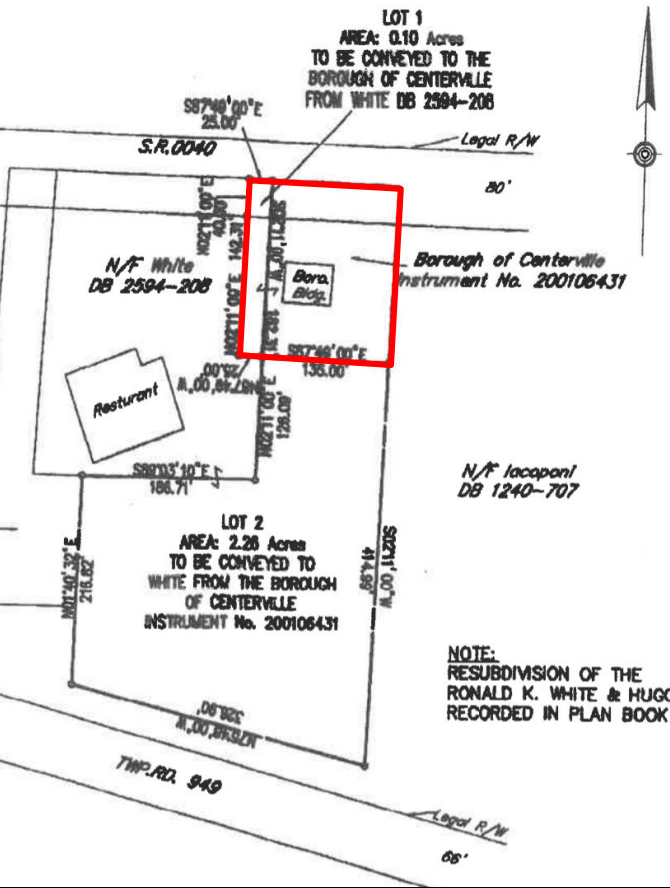


HARDY WORLD LLC

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Bentleyville, PA, 15314

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Population

550
5,435
22,318



Households

224
2,139
8,258

1 MILES
3 MILES
5 MILES



Median Income

\$60,670
\$60,802
\$49,732



Businesses

25
153
544

BUILDING SPECS

Heating	Gas - Forced Air
Fuel	Natural Gas
A/C System	Central A/C
Roof	Asphalt
Sewer	Yes
Water	Yes - Public
Gas	Natural Gas
Windows	Insulated Windows
Washrooms	Two

VIEW ON GOOGLE MAPS

ADDITIONAL PICTURES & INFORMATION



Total Annual Rent	\$ 30,644
Less utility expenses, insurance and CAM	\$6,055
Less Taxes	\$2,460
Net Operating Income	\$22,129
Cap Rate	7.37%
Valuation	\$ 300,000

Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With parcels, industrial and flex spaces in various booming markets, we are pleased to offer 685 National Pike, in the Fayette County Market. Through Hardy World expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact Hardy World today:

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