

# PREMIUM

★location★



**For Sale**  
Commercial  
Building  
&  
Land



Rear parking lot  
has 20 parking spaces!



To adequately show  
how close this property is to the entrance ramp  
of the Pennsylvania Turnpike (I-76),  
this photo was taken from the front parking lot  
of this property!

**Noteworthy:**

While this property is less than 24 miles to downtown Pittsburgh, PA,

- The Gateway (Ohio Connection) is less than 40 miles from this property via direct access to the Pennsylvania Turnpike/Interstate 76 (I-76).

## MAIN Level: 2,136 SQFT

Front entrance has a separate foyer that leads to the main lobby:



Bright, spacious & cozy lobby

(\*with L-shaped reception desk  
and wood shelves not shown)

\* This turnkey property is being sold fully furnished.

## MAIN Level

While sitting in the main lobby,



See-thru to the conference room  
from the lobby.

Private, yet welcoming.

\* This turnkey property is being sold fully furnished

## MAIN Level



Conference room  
that comfortably seats 6.

\*Cabinet with Smart Lock  
and book shelf not shown.

\* This turnkey property is being sold fully furnished

## MAIN Level



No wasted space in this office!

Quaint meeting space in wide hallway  
located near the kitchenette.

\* This turnkey property is being sold fully furnished

## MAIN Level



Lunch/break time isn't a problem  
with a kitchenette!

\*Although there are many dining options nearby  
(many of which are a walkable distance)

\* This turnkey property is being sold fully furnished

## MAIN Level



Break room?  
Friendly meeting space?

\*Professionally installed, oak-trim dry erase board  
on right wall (not shown).

\* This turnkey property is being sold fully furnished

## MAIN Level



Can't forget,  
there's a couple of these!

\*Two separate (identical) bathrooms

## MAIN Level



Private office - seating for 6.  
Professionally installed oak trim dry erase board.  
Enter through a wood door w/glass window pane.

\*There are 'two' identical private offices of this sort.

\* This turnkey property is being sold fully furnished

## MAIN Level



...continued...  
each small office space  
has a corner computer work station

\*with a professionally mounted TV  
that has cable, VCR and DVD capabilities.

\* This turnkey property is being sold fully furnished

## MAIN Level



One medium office space - seats 8.

Two professionally installed, oak-trim dry erase boards.

2 person seating area with table.

\*Also has corner computer work station & tv.

\* This turnkey property is being sold fully furnished

## MAIN Level



This large office space can be re-arranged to seat over 20 people comfortably.

\*An overhead projector and an oak-trim dry erase board have been professionally installed on the front wall.

There are 2 doors to enter/exit this space.

\* This turnkey property is being sold fully furnished

## MAIN Level



Another private office space.

Holes in the counter top  
to neatly accommodate computer wires  
of a 6 person team (although shown set up for 4)

\*Professionally installed, oak-trim dry erase board  
on right wall (not shown).

\* This turnkey property is being sold fully furnished

## MAIN Level



...continued...

\*enough work space  
for each computer to have it's own  
printer/copier/scanner  
to minimize lines at the copier or missing copies!

\* This turnkey property is being sold fully furnished



This commercial property has two, private, rear entrances.

Each entrance has access to  
one of the three floors  
of this commercial property!



Security door  
accesses top and bottom floor  
from the middle floor.



You will see three air conditioners in this photo.

This is good!  
Keep costs down -  
'zone' heat/cool to accommodate your needs!

Noteworthy:

The ability to zone heat and cool this property makes this property particularly efficient and keeps heating and cooling costs low.

## TOP FLOOR – 1,200 SQFT



This rear entrance,  
located at the left side of the building,  
enters the top floor of the building.

## TOP FLOOR



In addition to one large open floor plan,  
the top floor  
has one private office  
with abundant natural light  
and a door.

## TOP FLOOR



There is no loss of storage space  
in this large, top floor, open-floor plan!

There are 'two' HUGE closets  
with 3 flat shelves  
and wood doors.

## TOP FLOOR



There is no loss of display space either!

There is a HUGE closet  
with 4 slanted display shelves  
and wood doors.

## TOP FLOOR



The private entrance/exit to the top floor  
is partially finished.

Customize the entrance/exit  
with your brand colors/message  
and you are good to go!



--- continued---

The private entrance/exit to the top floor  
is partially finished.

Customize the entrance/exit  
with your brand colors/message  
and you are good to go!

**BOTTOM FLOOR: 2,136 SQFT**



This rear entrance,  
located at the right of the building,  
enters the bottom floor of the building.

## BOTTOM FLOOR:

Upon entering through the rear entrance,

You have a foyer area with a steel security door that enters into this area:



The bottom floor of this building,  
is partially finished  
with moisture & mold resistant drywall throughout.

A medium sized, well-lit reception area  
awaits 2 wall light sconces (and a door?)

And opens to a large open floor plan.

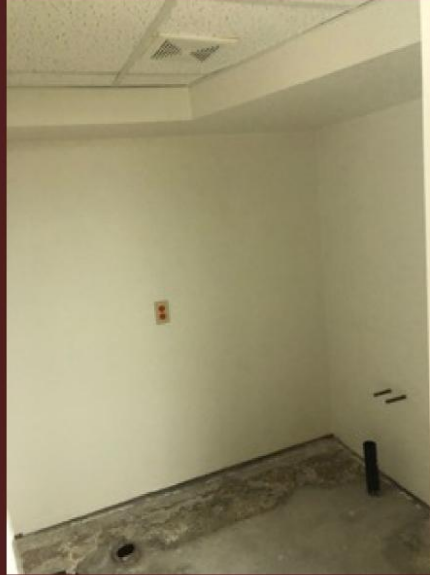
## BOTTOM FLOOR:



All of the walls of the large open floor plan are painted with antique white and the floors await your special touch!

In addition to the large, open space and the reception area, there is one private office space with an adjacent large storage space on the bottom floor.

## BOTTOM FLOOR:



The bottom floor of this building  
has a private powder room  
that awaits your personal touch in:

Floor, toilet, sink and vanity!



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the bottom floor powder room  
already has a brushed nickel wall light sconce.

\* This turnkey property is being sold fully furnished

As such,

There is a brand new toilet, sink, and a roll of vinyl flooring that conveys with the property.

Yes, you can access all three floors from within the building.



This mirror & glass chandelier  
adds beauty  
and complements the natural light  
in the stairwell  
that connects the three floors of this building.

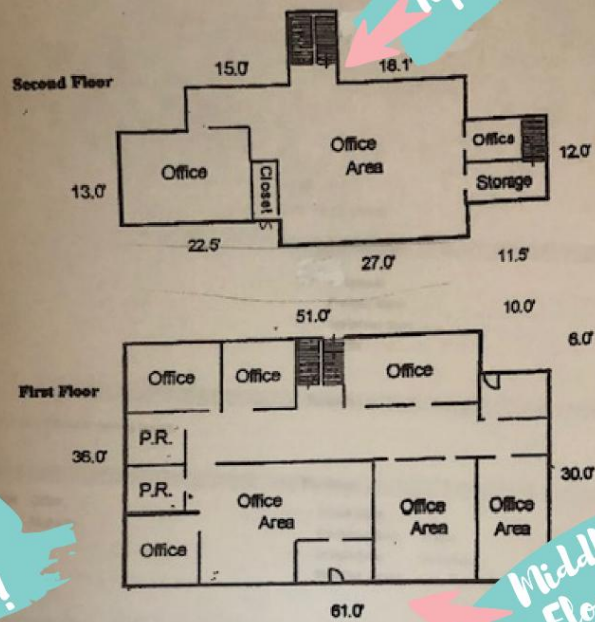
Each floor with a security door.



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Natural light shines through  
from the rear parking lot.

**BUILDING SKETCH**  
5047 WILLIAM FLYNN HWY/HAMPTON P.



Top Floor

Bottom Floor!  
Not just storage!  
Partially finished!

Middle Floor

|                            |                    |                          |
|----------------------------|--------------------|--------------------------|
| FIRST FLOOR:               | 2,496 GROSS        | 2,136 NET SQ. FT.        |
| SECOND FLOOR :             | 1,460 GROSS        | 1,200 NET SQ. FT.        |
| <u>TOTAL OFFICE SPACE:</u> | <u>3,956 GROSS</u> | <u>3,336 NET SQ. FT.</u> |
| BASEMENT (STORAGE):        | 2,496 GROSS        | 2,136 NET SQ. FT.        |
| GRAND TOTAL:               | 6,452 GROSS        | 5,472 NET SQ. FT.        |

## IMMEDIATE NEIGHBORS



One neighbor  
directly across the street of this property include:

<https://locations.oreillyauto.com/pa/gibsonia>

\*Some other 'walkable' neighbors (not shown) include:

Arby's  
Donut Connection  
Bob's Subs

\* One of the newly constructed, free-standing, **Howard Hanna** real estate offices is also across the street from this property.

As this property is located on the very busy, highly-visible, Pennsylvania Route 8 (PA 8), there are many other retailers within one mile of this property.

Some of the many include (but are not limited to the following):

- Eat-n-Park Restaurant
- Sheetz
- Dunkin Donuts
- Kohls
- Emilianos Restaurant
- TJMaxx
- Walmart
- Home Depot and Lowes
- Chipotle
- Panera
- Pizza Hut
- Primanti Brothers
- Aldi
- CVS and RiteAid

Note: retailers are not listed in any particular order

# *Serious Inquiries Only*



**Won't  
Last Long!**

**RealEstate@JustMath.net**

Remember:

- √ This property is being sold fully furnished.
- √ This property will only be shown to buyers with preapproved financing.
- √ The seller can move as fast, or as slow, as necessary to complete the sale.
- √ 1031's welcome

Please note:

The seller is firm on the asking price.