



VARLOTTO BUILDING

321 REGIS AVENUE
WEST MIFFLIN, PA 15122

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Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$1,800.00 SF/yr (MG)
Lot Size:	10,740 SF
Building Size:	8,000 SF
Zoning:	C1
Market:	Pittsburgh
Submarket:	South Hills

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present this warehouse space available in professional office building conveniently located off 51 and Lebanon Church Road. This property is located right behind the Home Depot, Century III Mall, and is close all area shopping.

This unit has a small office, new central air conditioning, plumbing hook ups and two electric panels (200 amp and 400 amp service). Drive-in garage door ~16x16.

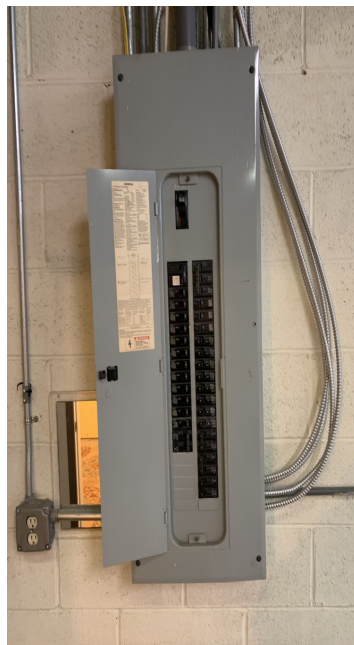
PROPERTY HIGHLIGHTS

- Tenants pay gas, electric, trash
- 2,000 SF Warehouse Space with Small Office
- Level Entry
- ADA accessible
- 16x16' Drive in Garage Door
- Plumbing Hook Ups
- 2 Electric Panels (200 amp and 400 amp Service)

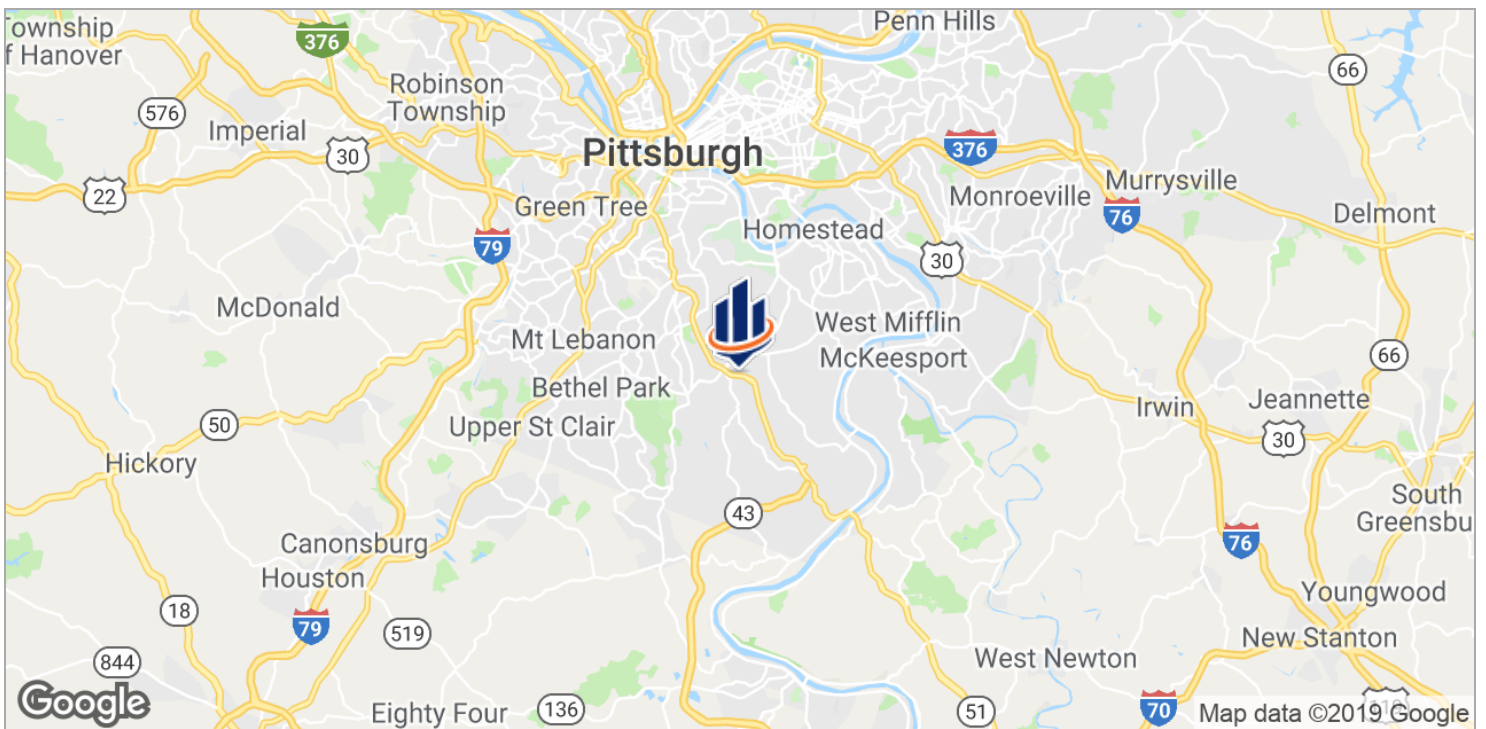
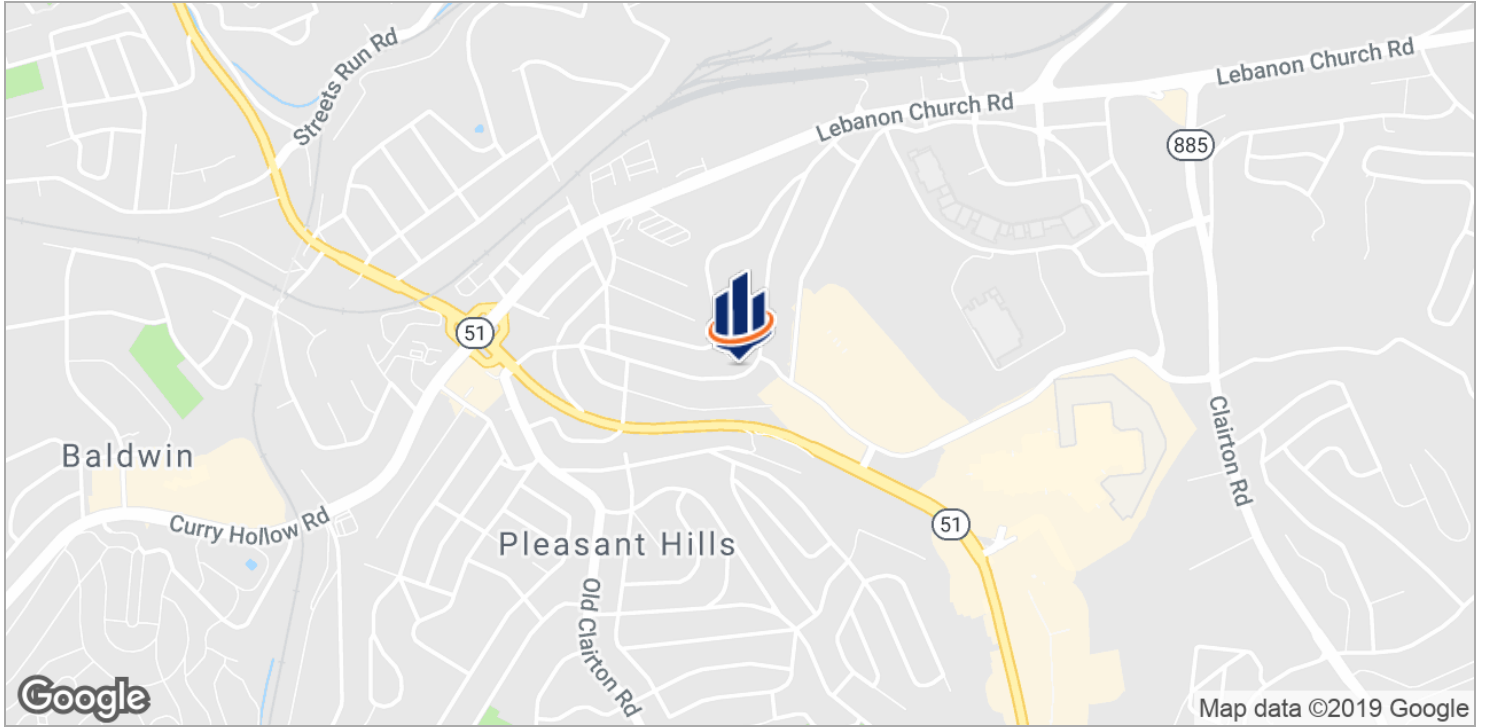
Additional Photos



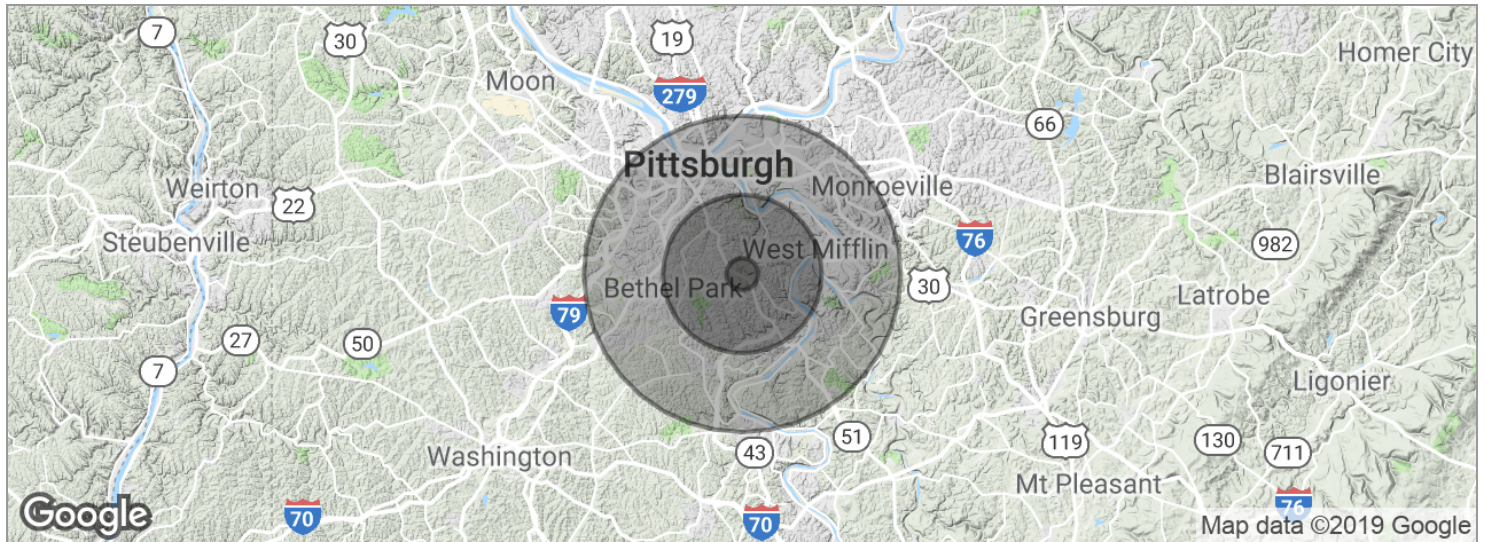
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,485	171,132	855,188
Median age	47.5	43.3	40.2
Median age (Male)	44.2	41.1	38.2
Median age (Female)	49.7	44.8	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,754	72,744	373,817
# of persons per HH	2.4	2.4	2.3
Average HH income	\$68,496	\$61,313	\$60,292
Average house value	\$141,814	\$119,134	\$154,101

* Demographic data derived from 2010 US Census