



103 Broad St

Ashland, Pennsylvania 17921

Property Highlights

- 4 Individual Suite or Can Be Combined
- All Suites Include Exam Rooms, X-Ray Room, and ADA Bathroom
- Separately Metered
- Natural Gas
- Perfect for Medical Offices

Property Overview

7,200 SF Medical Office Building. Currently demised into four 1,800 SF suites, separately metered. Includes exam rooms, receptionist areas, ADA restrooms, x-ray room, parking ratio of 8 spaces per 1,000 Sq. Ft.

Offering Summary

Sale Price:	\$525,000
Lease Rate:	\$12.00 SF/yr (Gross)
Building Size:	7,200 SF
Available SF:	1,800 - 7,200 SF
Lot Size:	0.89 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	678	5,830	28,855
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For More Information

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Sale Price \$525,000

Lease Rate \$12.00 SF/Yr

Location Information

Street Address	103 Broad St
City, State, Zip	Ashland, PA 17921
County	Schuylkill
Township	Butler
Nearest Highway	Route 81

Building Information

Building Size	7,200 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	7,200 SF
Year Built	2005
Gross Leasable Area	7,200 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Walls	Insulated
Ceilings	Drop tiles
Floor Coverings	Carpet & Tile
Foundation	Concrete Slab

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Commercial - Office
APN #	04-05-0032.002
Power	Yes

Parking & Transportation

Parking Type	Surface
Parking Ratio	8.0

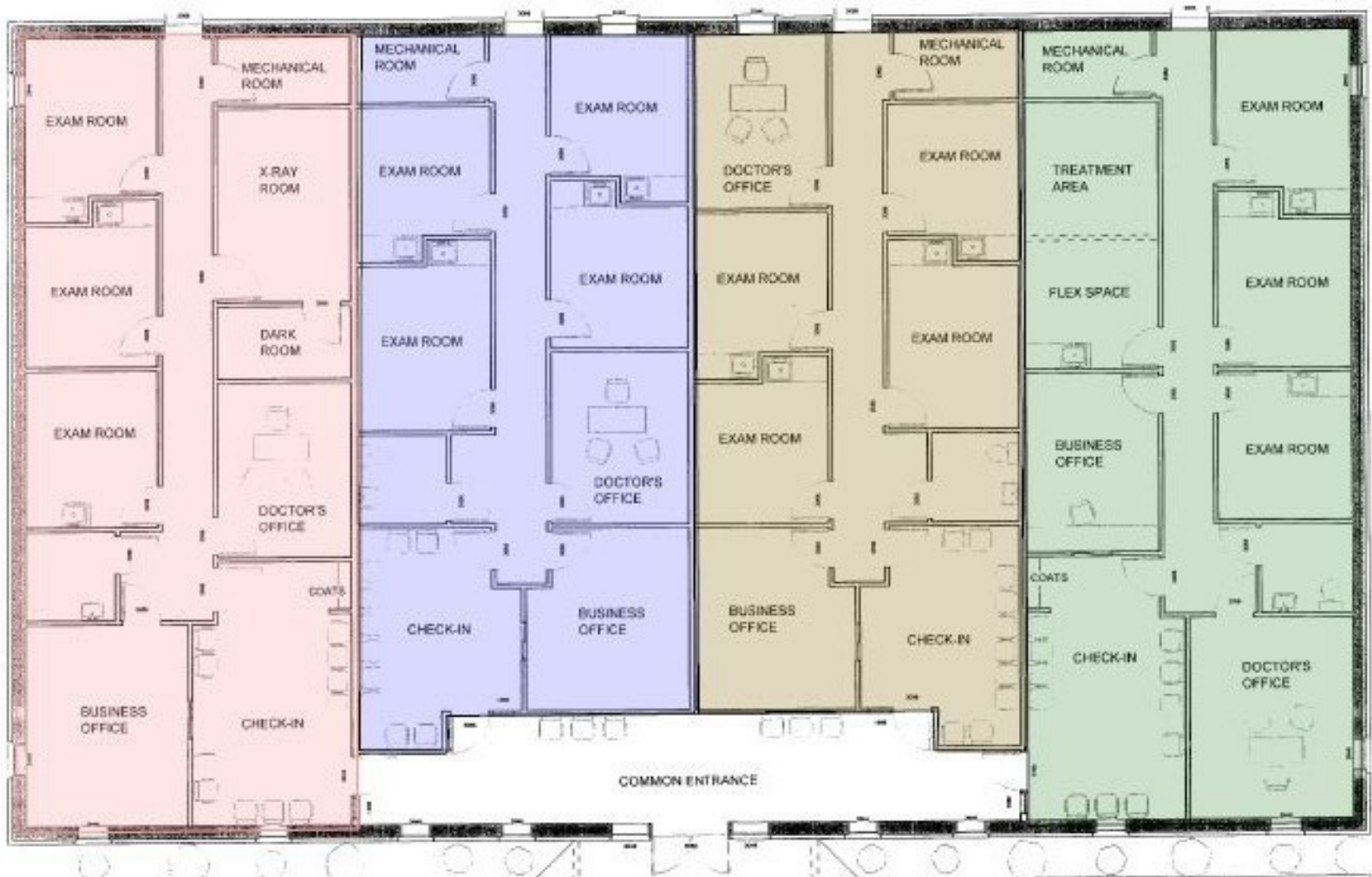
Utilities & Amenities

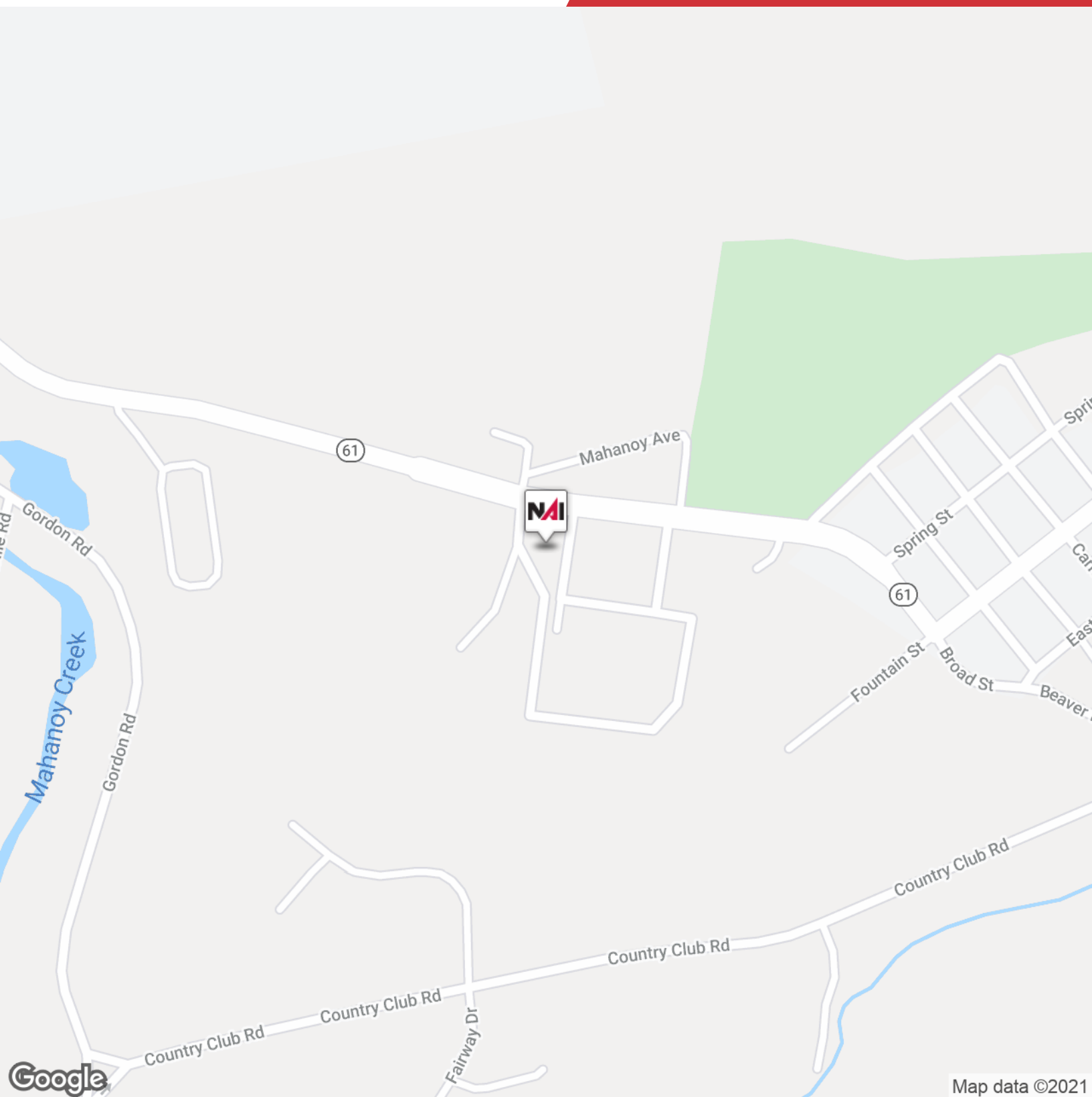
Handicap Access	Yes
Central HVAC	Yes
HVAC	Forced Air
Restrooms	4
Gas / Propane	Yes

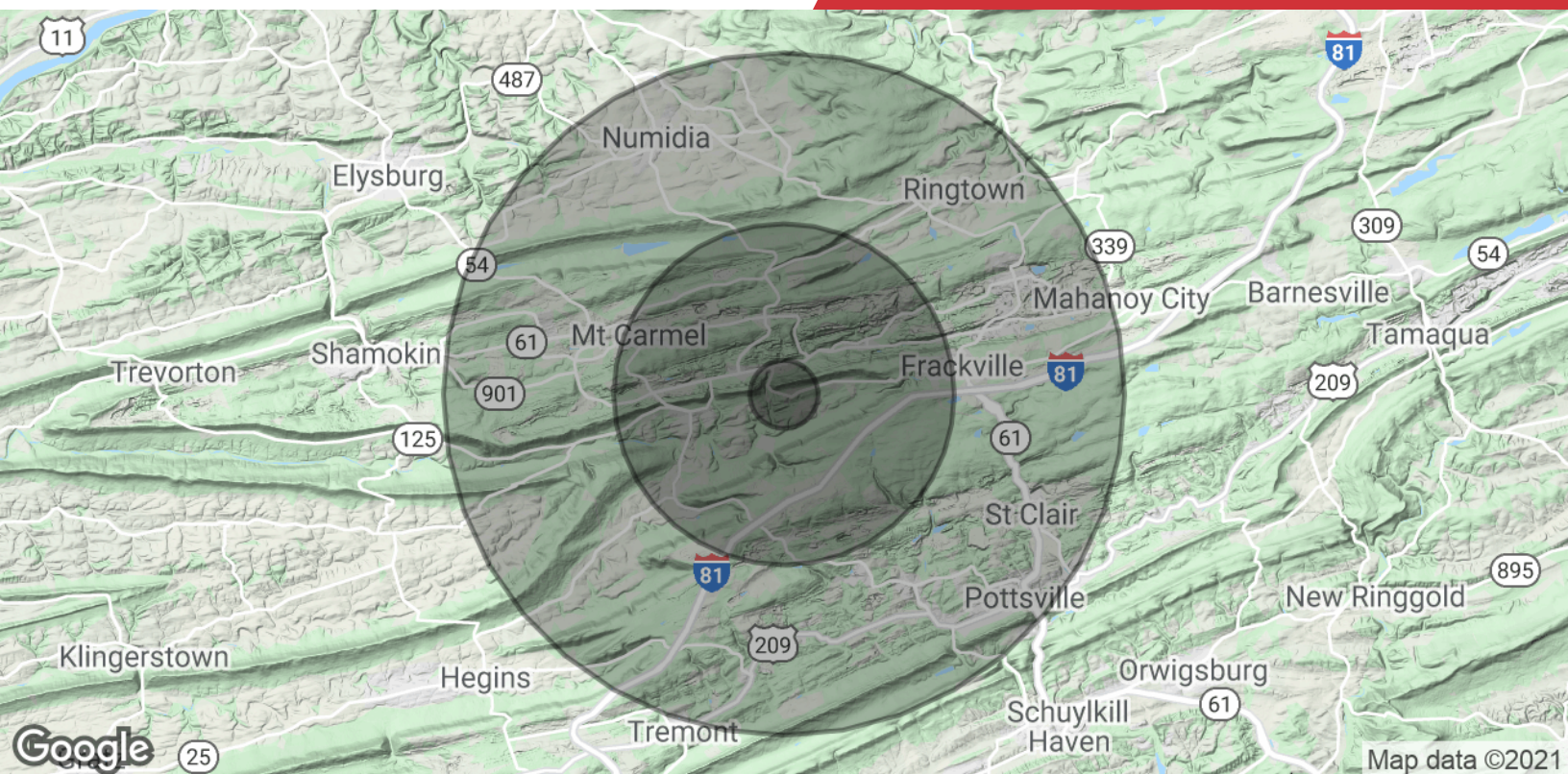


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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,710	15,345	69,694
Average age	41.4	42.9	43.3
Average age (Male)	38.1	39.6	41.1
Average age (Female)	46.1	47.5	46.0

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	678	5,830	28,855
# of persons per HH	2.5	2.6	2.4
Average HH income	\$45,398	\$49,227	\$47,652
Average house value	\$57,636	\$69,604	\$83,228

* Demographic data derived from 2010 US Census