

FOR SALE

17 Forbes Road

TRAFFORD, PA 15085 (ALLEGHENY COUNTY)



ASKING PRICE \$495,000



SITE

- 4.5 Acres
- 675' Frontage
- Zoned: I-2/Heavy industrial
- All utilities

IMPROVEMENTS

- Building 1 - 20,000 SF masonry/steel structure
 - Dock & grade level access
 - Clear height from 12' to 18'
 - Unheated
- Building 2 - 4,500 SF masonry structure
 - Grade level access

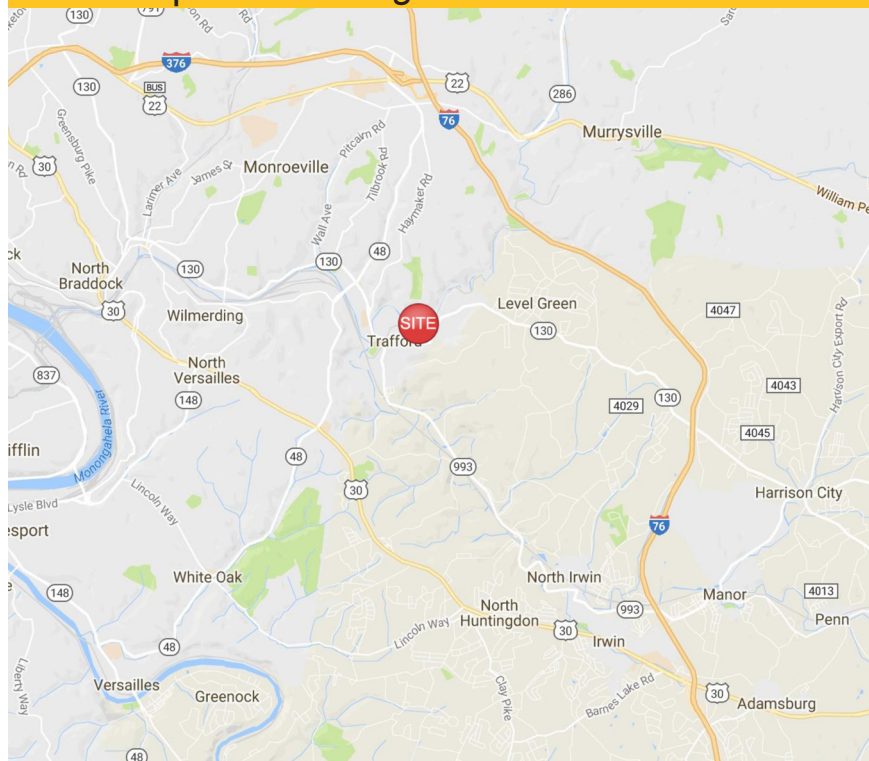
INCOME

- Building 1 - Vacant
- Building 2 - \$2,500/month (2 tenants)
- Yard - \$500/month (trucking company)

TAXES

- \$23,800 per year

Located just off of Route 130 & midway between PA Turnpike Interchanges @ Monroeville & Irwin



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Contact Us

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