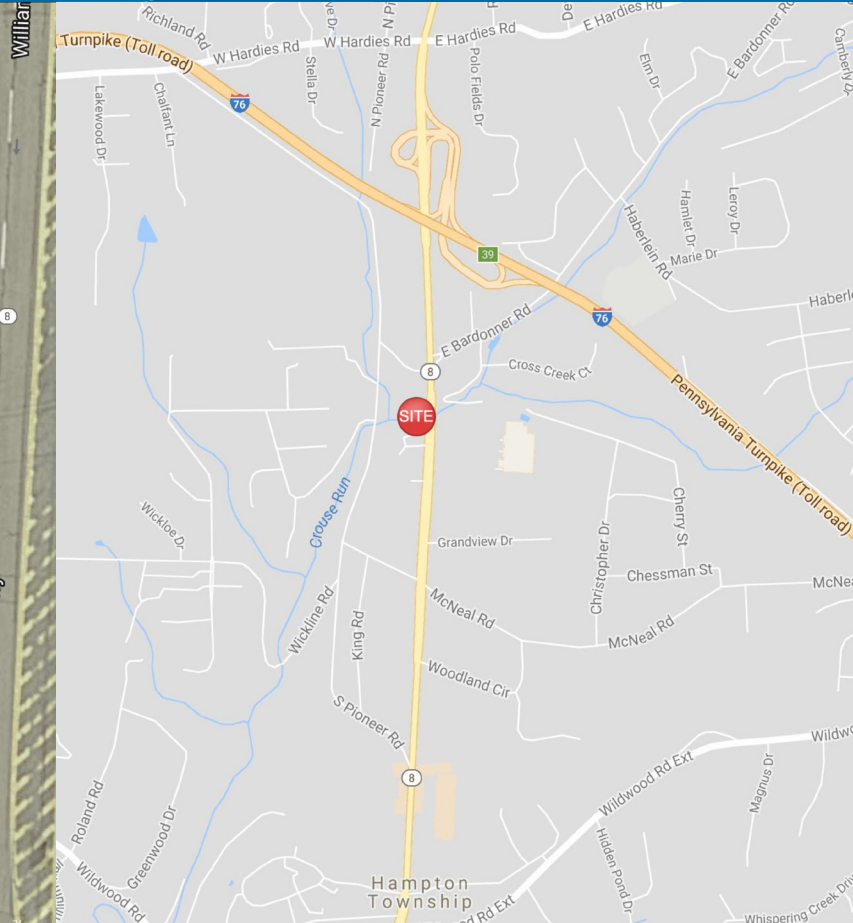
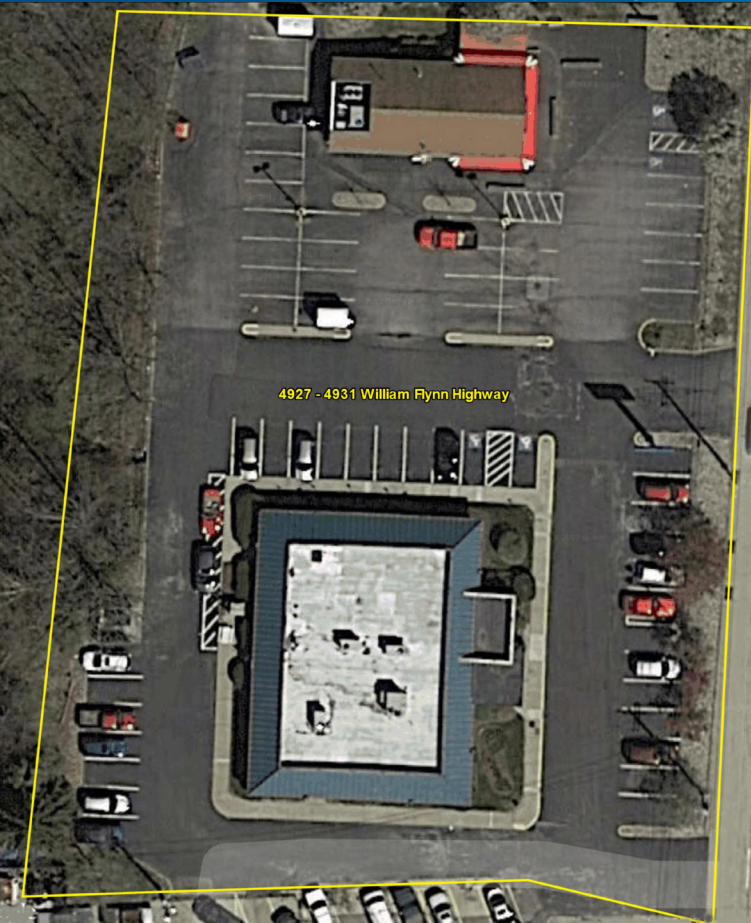


FOR SALE > 2 BUILDINGS ON 1.74 ACRES | OFFICE & RETAIL

4927 - 4931 William Flynn Highway

ALLISON PARK, PA 15101 - HAMPTON TOWNSHIP

\$989,000



Property Highlights






- > Building One - 5,480 SF; currently used as medical office building; former Denny's Restaurant; will be vacant on October 1, 2017
- > Building Two - 1,463 SF; currently occupied by Bruster's Ice Cream Franchisee
- > Zoned HC (Highway Commercial)
- > Located directly across the street from Home Depot
- > Highly visible pylon signage

GREGG BROUJOS
MANAGING DIRECTOR & FOUNDING
PRINCIPAL | PITTSBURGH
412 321 4200 | EXT. 206
gregg.broujos@colliers.com

JUSTIN KLINE
ASSOCIATE | PITTSBURGH
INVESTMENT SERVICES
412 321 4200 | EXT. 203
justin.kline@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH
Two Gateway Center
603 Stanwix Street, Suite 125
Pittsburgh, PA 15222
www.colliers.com/pittsburgh

Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population 	5,210	29,248	72,106	363,099
No. of Households 	2,089	11,269	28,293	154,993
Average Household Income 	\$91,591	\$118,429	\$111,939	\$94,029
No. of Businesses 	319	1,061	2,559	16,736
No. of Employees 	2,588	10,744	27,355	184,931



Property Information

- Assessed Value - \$1,128,900
- Property Taxes - \$28,203 / year
- Lot & Block - #1212-E-172 / 1.74 acres
- Building 1 - 5,480 SF; built in 1970
- Flat rubber roof / 3 HVAC units - 5 years old
- Building 2 - 1,463 SF; built in 2000



Contact Us

GREGG BROUJOS
 MANAGING DIRECTOR & FOUNDING
 PRINCIPAL | PITTSBURGH
 412 321 4200 | EXT. 206
gregg.broujos@colliers.com

JUSTIN KLINE
 ASSOCIATE | PITTSBURGH
 INVESTMENT SERVICES
 412 321 4200 | EXT. 203
justin.kline@colliers.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

