



HOMESTEAD I INDUSTRIAL-FLEX OPPORTUNITY

454 W 8TH AVE
HOMESTEAD, PA 15120

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PROPERTY INFORMATION

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1 PROPERTY INFORMATION

454 W 8th Ave
Homestead, PA 15120

Property Summary



OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	6,068 SF
Building Size:	4,000 SF
Zoning:	C-1 Commercial Warehouse/Office
Market:	Pittsburgh
Traffic Count:	35,160
Price / SF:	\$75.00

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale this block stand alone approx. 4,000 S.F commercial building located on West 8th Avenue in Homestead. Currently occupied on a month to month basis and would be perfect owner / user opportunity. High traffic count 8,483. Approx. 1,026 S.F. of office / showroom space with 3 private offices and storage room. Approx. 2,900 S.F. warehouse space with [1] door.

PROPERTY HIGHLIGHTS

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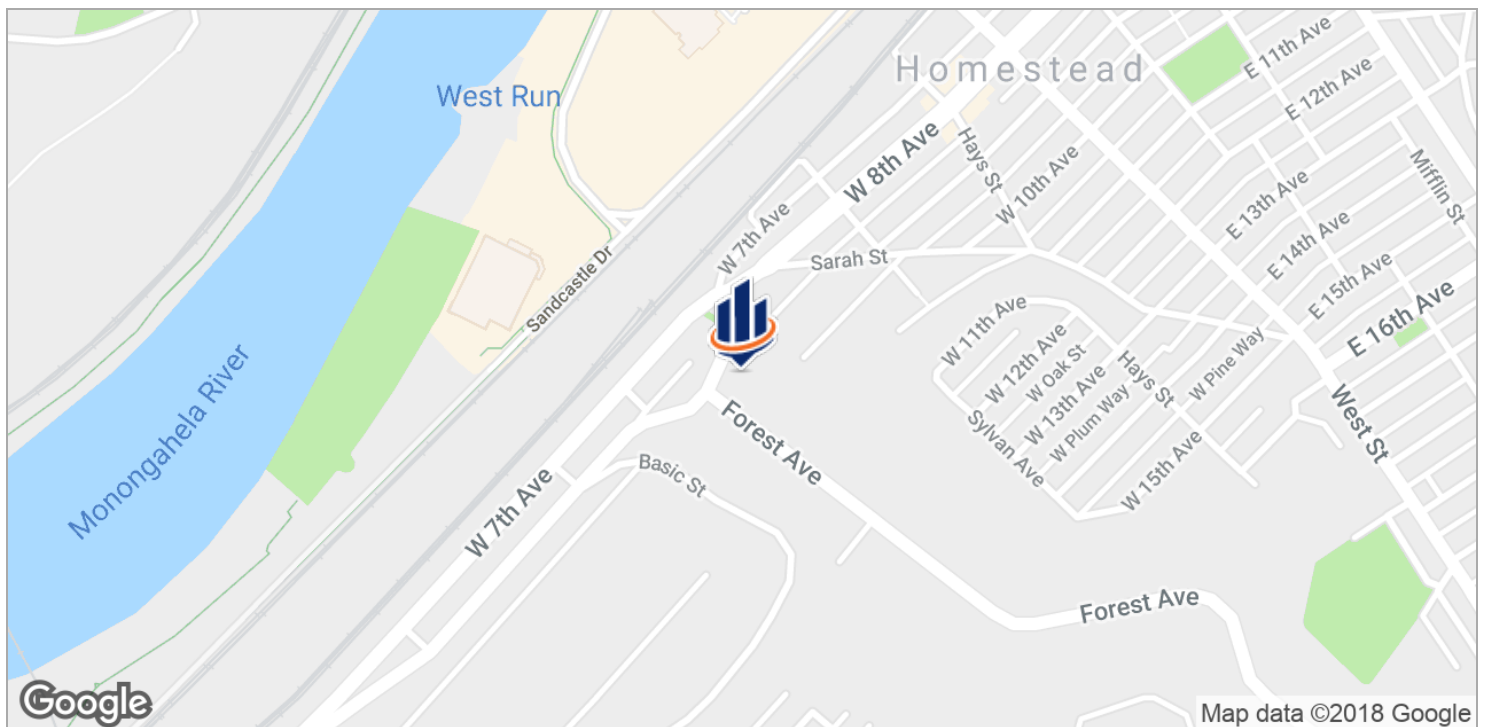
Additional Photos



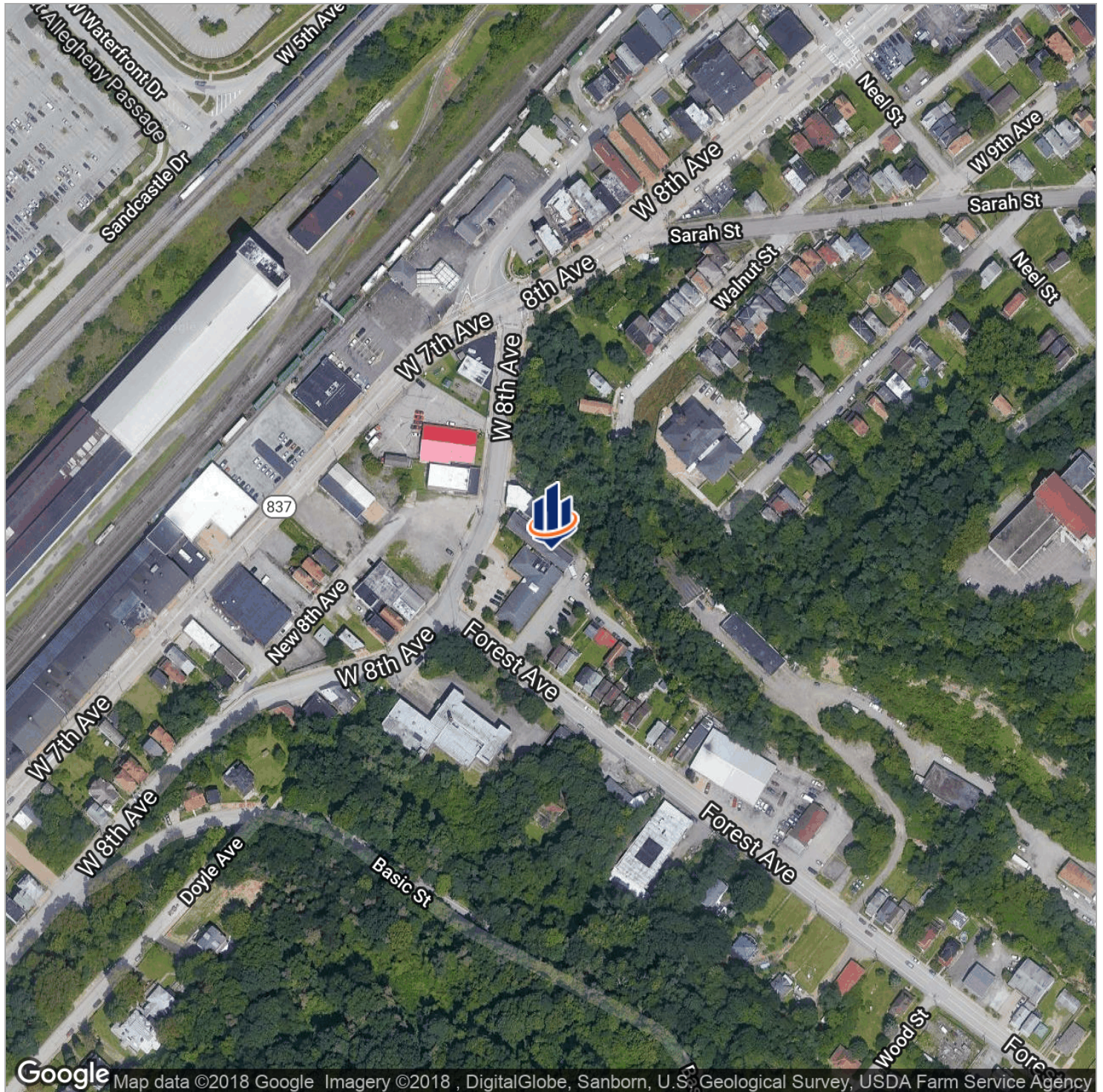
2 LOCATION INFORMATION

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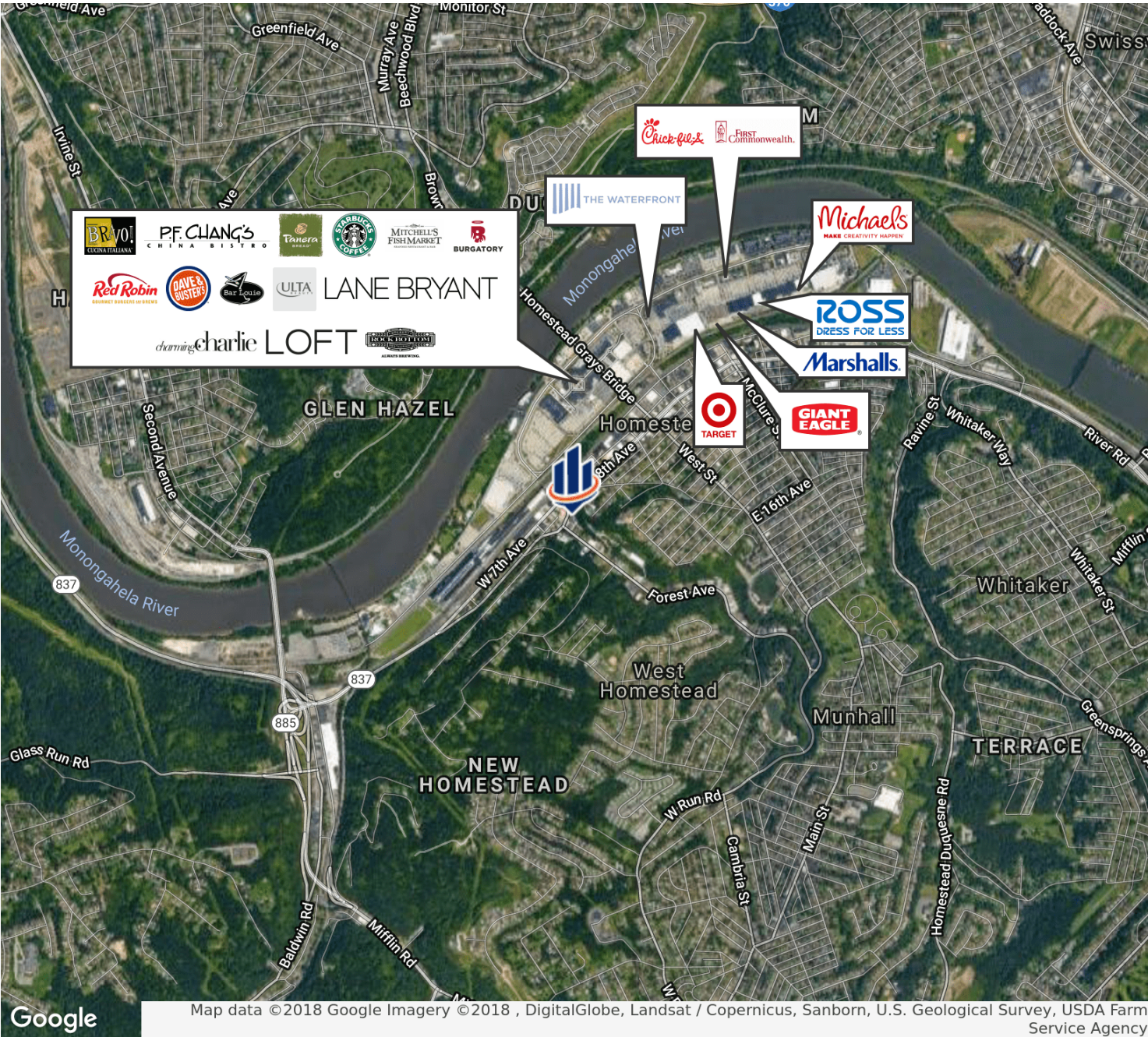
Location Maps



Aerial Map



Retailer Map



Sale Comps



★ Subject Property

454 W 8th Ave , Homestead, PA 15120

Sale Price: \$300,000 **Lot Size:** 6,068 SF
Building SF: 4,000 SF **Price PSF:** \$75.00



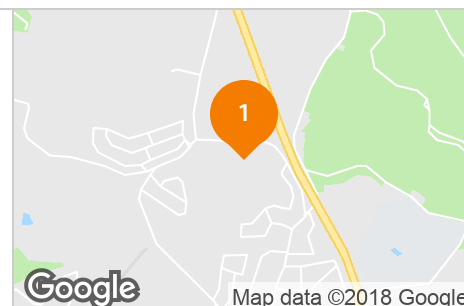
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1

203 Townsend Dr.

Monroeville , PA 15146

Sale Price: \$265,000 **Building SF:** 3,960 SF
Price PSF: \$66.92



2

4605 Irvine

Pittsburgh , PA 15207

Sale Price: \$419,000 **Building SF:** 6,800 SF
Price PSF: \$61.62 **Closed:** 05/08/2018

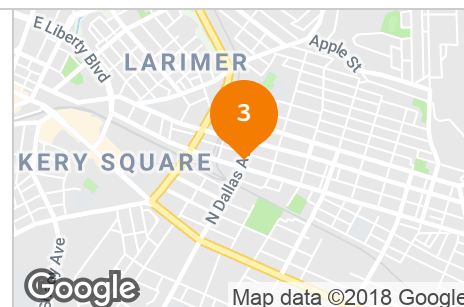


3

612 North Dallas

Pittsburgh , PA 15208

Sale Price: \$266,500 **Building SF:** 5,168 SF
Price PSF: \$51.57 **Closed:** 05/09/2016



3 ADVISOR BIOS

454 W 8th Ave
Homestead, PA 15120

Advisor Bio & Contact 1

ALEXANDER DUPRE

Associate Advisor



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PROFESSIONAL BACKGROUND

Alexander "A.J." Dupre serves as an associate advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike.

Alexander advises on commercial properties such as retail, shopping centers, multifamily, mixed use, land, and industrial properties.

A native of Champion, PA. Alexander enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration. There he was a member of the Shotgun Sports Team and a three-time National Champion.



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