

FOR SALE OR LEASE

Office/Flex Space

1639 Washington Avenue (Rte 50)
Carnegie, (Heidelberg) PA 15106



- 6,000 sq. ft. total building size (3,000 sq. ft. per floor)
- Rear drive-in door
- 5 Minutes to I-376 Carnegie interchange and I-79 Carnegie or Kirwan Heights interchange
- Good visibility on Washington Avenue (Rte 50) 18,000 average vehicles per day
- Building is in very good condition
- Front and rear stairwells and separate electric meters allow for two separate occupants
- Off street and inside parking in the rear
- Adjacent rental home is also for sale by the same owner for additional income or parking
- Seller will consider financing the sale
- Seller will consider a lease/purchase with 100% of lease payments credited toward purchase

**West Penn Commercial
Real Estate**

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