

**Mon Valley Commercial Real Estate Opportunities**  
**Selected Sample of Properties Listed For-Sale**  
27-Apr-17

<b>Property Address / Name</b>	<b>Community</b>	<b>Type</b>	<b>Size</b>	<b>List Price</b>	<b>Contact</b>
401 Railroad St.	Monongahela	Warehouse / Industrial	24,000 SF / 7.2 acres	\$499,000	Melanie Patterson (724) 331-3654
Alta Vista	Bentleyville	Industrial Park	1-30 acres	varies	Ben Brown (412) 261-3640
1 Bolivar St.	Brownsville	Warehouse	20,000 SF	\$89,000	Jaime Deyarmin (412) 316-7464
5 Bolivar St.	Brownsville	Office / Warehouse	1,000 SF	\$30,000	Jaime Deyarmin (412) 316-7464
578 Front Street Riviera Restaurant	Fredericktown	Restaurant Business for Sale	6,240 SF	\$510,000	Cypher Group Business Brokers (724) 225-8100
316 High Street	Brownsville	Retail		\$84,900	Marlin Zelmore (724) 396-6364
410 Market Street	Brownsville	Retail		\$49,900	Marlin Zelmore (724) 396-6364
305 Front Street	Brownsville	Multifamily	6,834 SF	\$79,900	Doug Burig (724) 941-8811
585 Galiffa Dr.	Donora	Industrial / Warehouse	12,000 SF	\$395,000	Richard Beynon (412) 261-3640
Fifth Street Place 433-435 McKean Ave.	Charleroi	Multifamily	16,350 SF	\$189,900	Mike Podolinsky (412) 217-6432
416 Fallowfield Ave.	Charleroi	Restaurant	17,600 SF	\$275,000	Bill Wells (724) 825-5646
19 Eastgate Avenue	Monesson	Industrial	18,730 SF	\$525,000	John Bilyak (412) 321-4200
548 McKean Ave.	Donora	Mixed-Use	20,000 SF	\$115,000	Princeton Commercial Holdings (302) 525-8111
3526 Rainbow Run Rd.	Monongahela	Restaurant	3,300 SF	\$48,900	Libby Sosinski (412) 722-8344
1276 Bentleyville Rd.	Monongahela	Restaurant	2,128 SF	\$125,000	Douglas Lockard (724) 349-1924
Development Site	Rostraver	Undeveloped Land	176 acres	\$3,800,000	Ben Brown (412) 261-3640
Main St. / Railroad St.	Monongahela	Commercial	6000 SF	\$140,000	Frank (724) 684-7505

All information is from 3rd party sources believed to be reliable.

**Mon Valley Commercial Real Estate Opportunities**  
**Selected Sample of Properties Listed For-Lease**  
 27-Apr-17

<b>Property Address / Name</b>	<b>Community</b>	<b>Type</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Contact</b>
205 Main St.	New Eagle	Warehouse / Office	9700 SF	\$5 / SF NNN	Scott Kumpf (412) 522-7856
Vintage Gas Station 187 Chess St.	New Eagle	Retail / Office	1400 SF	Negotiable	Scott Kumpf (412) 522-7856
Upper Landing	Belle Vernon	Warehouse / Acreage	1.56 acres	\$3,000 / month	Jaime Deyarmin (412) 316-7464
200 River Avenue	Belle Vernon	Warehouse / Acreage	5430 SF / 5.0 acres	\$7,500 / month	Jaime Deyarmin (412) 316-7464
25 Carson St.	Belle Vernon		16,500 SF	\$7.95 / SF NNN	RT Walker (412) 471-9500
435 Donner Ave.	Monesson	Office	500 - 1000 SF	\$10.50 / SF NNN	Frank Duda (724) 684-7505
243 E. Main St.	Monongahela	Commercial	6,400 SF	\$4.03 / SF NNN	Paul Spesak (724) 483-3375
10 Guttman Blvd	Charleroi	Warehouse / Office	20,000 SF		Louis Oliva (412) 434-1058
11 Guttman Blvd	Charleroi	Warehouse / Office	25,000 SF	\$9.50 / SF NNN	Louis Oliva (412) 434-1058
4235 State Route 51	Belle Vernon	Office / Warehouse	12,136 SF	\$9.75 NNN	Ben Brown (412) 261-3640

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