



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

For Sale or Lease
Prime Dormont Office Space
3265 West Liberty Avenue



- 1,560 SF (Entire 1st floor)
- Finished Office Space
- Two private offices
- Conference room
- Bullpen area
- Furniture available
- Dormont 'T'-stop directly across street

- Lease Rate: \$12.50/SF
- Sale Price: \$275,000

For further information, contact:
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412-261-2200

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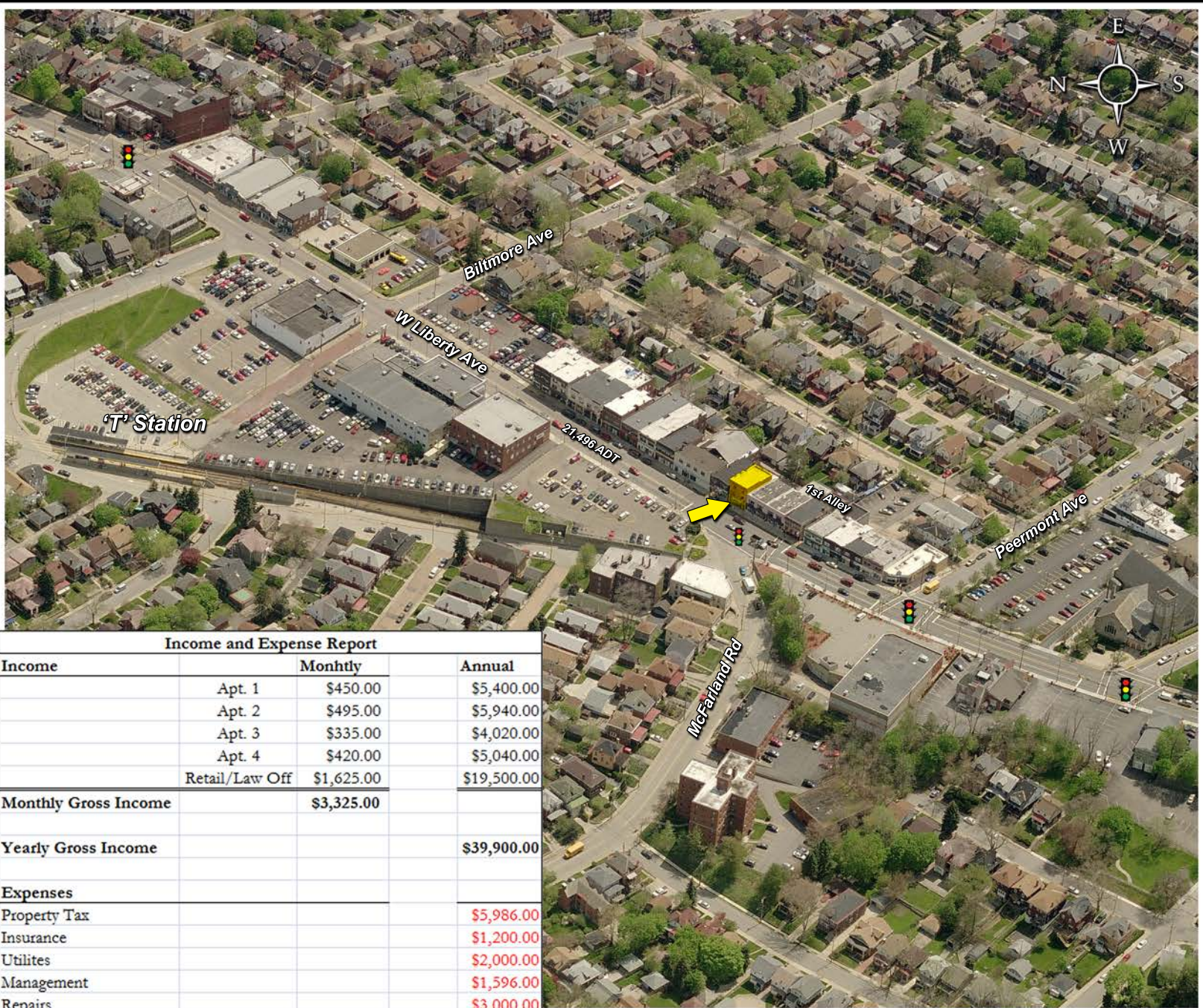
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CHAINLINKS
RETAIL ADVISORS



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Income and Expense Report

Income	Monthly	Annual
Apt 1	\$450.00	\$5,400.00
Apt 2	\$495.00	\$5,940.00
Apt 3	\$335.00	\$4,020.00
Apt 4	\$420.00	\$5,040.00
Retail/Law Off	\$1,625.00	\$19,500.00
Monthly Gross Income	\$3,325.00	
Yearly Gross Income		\$39,900.00
Expenses		
Property Tax		\$5,986.00
Insurance		\$1,200.00
Utilites		\$2,000.00
Management		\$1,596.00
Repairs		\$3,000.00
Rubbish		\$1,860.00
		\$15,642.00
NOI		\$24,258.00
Cap Rate	Value	
8.00%	\$ 303,225.00	
8.50%	\$ 285,388.24	
9.00%	\$ 269,533.33	

