



LANGHOLZ WILSON ELLIS

Commercial Real Estate Services

Investment Properties For Sale

CarQuest Auto Stores

Greater Pittsburgh, PA Area

6-Property Package



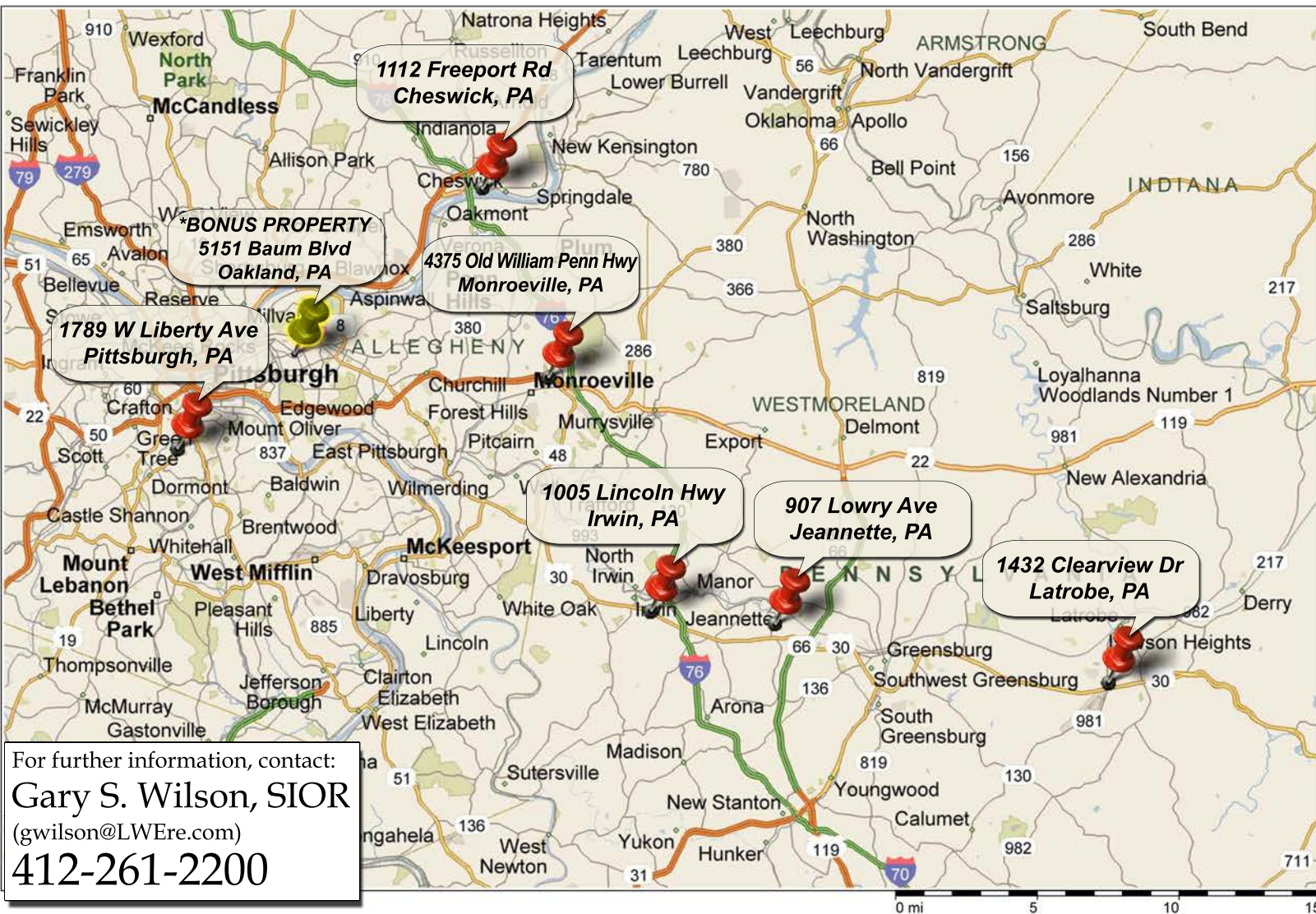
**BONUS PROPERTY SOLD SEPARATELY
Oakland, PA*

SUMMARY:

	Building Area	Land Area
Monroeville	11,500 SF	4.57 acres
South Hills (W Liberty Ave)	8,500 SF	0.35 acres
Latrobe	5,438 SF	0.74 acres
Irwin	7,568 SF	0.57 acres
Cheswick	4,711 SF	0.61 acres
Jeannette	19,800 SF	0.55 acres
TOTAL	57,517 SF	7.39 acres



21,297 SF Development Site
\$1,700,000



For further information, contact:
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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION, AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.





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SALE PRICE: \$3,700,000

6 Property Package is being sold at a 9.0% CAP Rate

Net Operating Income: \$333,350/yr

Tenant Entity: General Parts Distribution, LLC or General Parts, Inc.



Lease term through July 6, 2017

1005 Lincoln Highway, Irwin, PA



Lease term through July 16, 2018

1789 West Liberty Avenue, Pittsburgh, PA



Lease term through July 2014

4375 Old William Penn Highway, Monroeville, PA



Lease term through July 6, 2017

1432 Clearview Drive, Latrobe, PA



Lease term through July 6, 2017

1112 Freeport Road, Cheswick, PA



Lease term through July 6, 2017

907 Lowry Avenue, Jeannette, PA