

OFFERING MEMORANDUM

417 Meyers Lane

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McDonald, PA 15057

PRESENTED BY:

DARIN SHRIVER

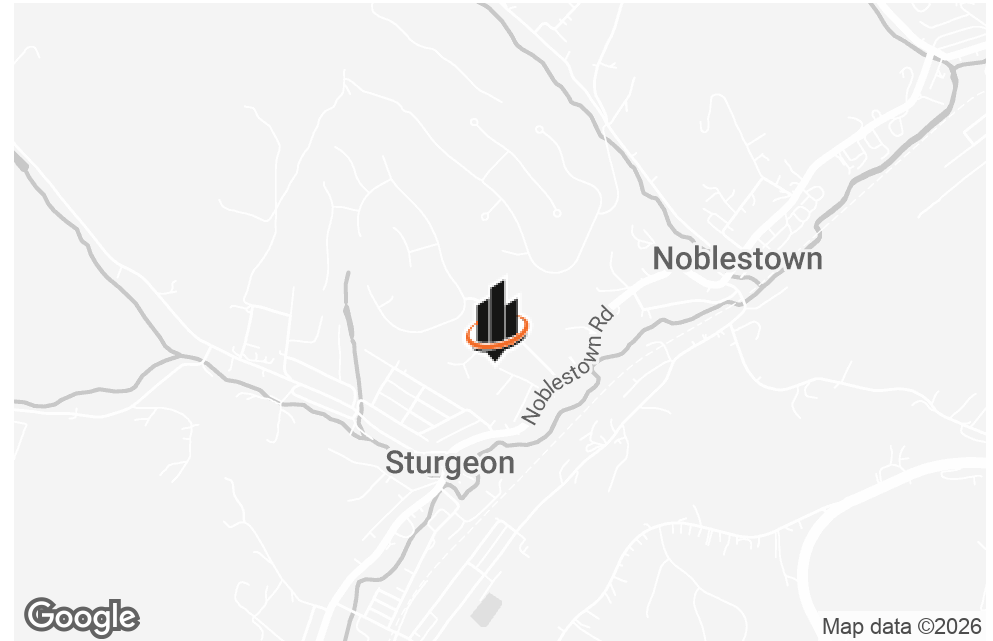
Senior Advisor

C: 724.255.9540



THREE RIVERS
COMMERCIAL ADVISORS

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Maxar Technologies



OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	5,800 SF
LOT SIZE:	1.508 Acres
PRICE / SF:	\$112.07
ZONING:	Mixed Use
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to acquire this versatile commercial asset in North Fayette, Allegheny County — a property that balances immediate operational utility or residential redevelopment potential. Offering a 4,000 SF insulated metal building plus contiguous office/garage, this site is engineered for performance, featuring heated floors, a large drive-in door, and an outdoor storage lot. The primary warehouse is complemented by an attached two story structure, providing a flexible mix of garage, storage, and office space perfect for a growing contractor or light industrial user.

Situated on a 1.508-acre lot equipped with municipal utilities (water, sewer, electric, and gas), the property offers scalability within the West Allegheny School District. Beyond its current use as a premier shop/warehouse, the lot also presents a redevelopment play for 2-3 single family lots, capitalizing on North Fayette's consistent residential growth. Located minutes from the region's major retail and transit corridors, this property allows a buyer to secure a functional business hub today while holding a valuable footprint for future development.

PROPERTY HIGHLIGHTS

- Municipal sewer; city electric and natural gas; well water
- Flexible Zoning
- 8 minutes from I79 (Bridgeville/South Fayette)
- (2) Drive in Doors (12'W x 14'H), (2) Drive in Doors (9'W x 6'4"H)
- 2 Story Office Building Dimensions: +/- 28'7" x 52'7"
- Garage Dimensions: +/- 45' x 80'; Garage Side Wall Height: 14'





PARCEL "A"
Area = 22,290.8 Sq. Ft.
0.512 Acres

LOT 1-A
Area = 23,692.0 Sq. Ft.
0.544 Acres

LOT 1-B
Area = 16,719.2 Sq. Ft.
0.384 Acres

TOTAL PLAN AREA
Area = 62,702.0 Sq. Ft.
1.440 Acres

POINTE WEST PLAN - PHASE 2
Plan Bk. Vol. 183, Pg. 109
Lot No. 203
Parcel: 584-K-23
N/F Ronald & Elizabeth Marshall

POINTE WEST PLAN - PHASE 1
Plan Bk. Vol. 171, Pg. 177
Lot No. 120
Parcel: 584-K-23
N/F Peter Shaw Cheryl Frasca

JOHN MEYERS PLAN OF LOTS No. 2
Plan Bk. Vol. 199, Pg.s. 31 & 32
Lot No. 1-C
Parcel: 584-P-59
N/F David & Sandra Meyers

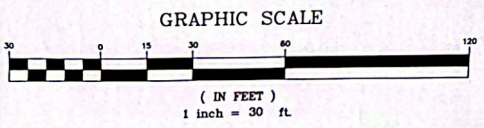
Lot No. 118
Parcel: 584-K-21
N/F David Giuliani
Lois Micher

POINTE WEST PLAN - PHASE 1
Plan Bk. Vol. 171, Pg. 177
Instrument No. 20240708
Lot No. 118
Parcel: 584-L-5
N/F Sherri Godwin

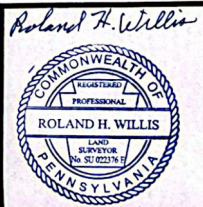
Lot No. 114
Parcel: 584-L-7
N/F John & Margaret Altman

KRESS PLAN OF LOTS No. 2
Plan Bk. Vol. 199, Pg.s. 33 & 34
Lot No. 10-A
Parcel: 584-R-11
N/F Gary & Catherine Kolshal

KRESS PLAN OF LOTS No. 2
Plan Bk. Vol. 199, Pg.s. 33 & 34
Lot No. 10-B
Parcel: 584-R-12
N/F Charles Karen Karen Jacobson



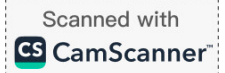
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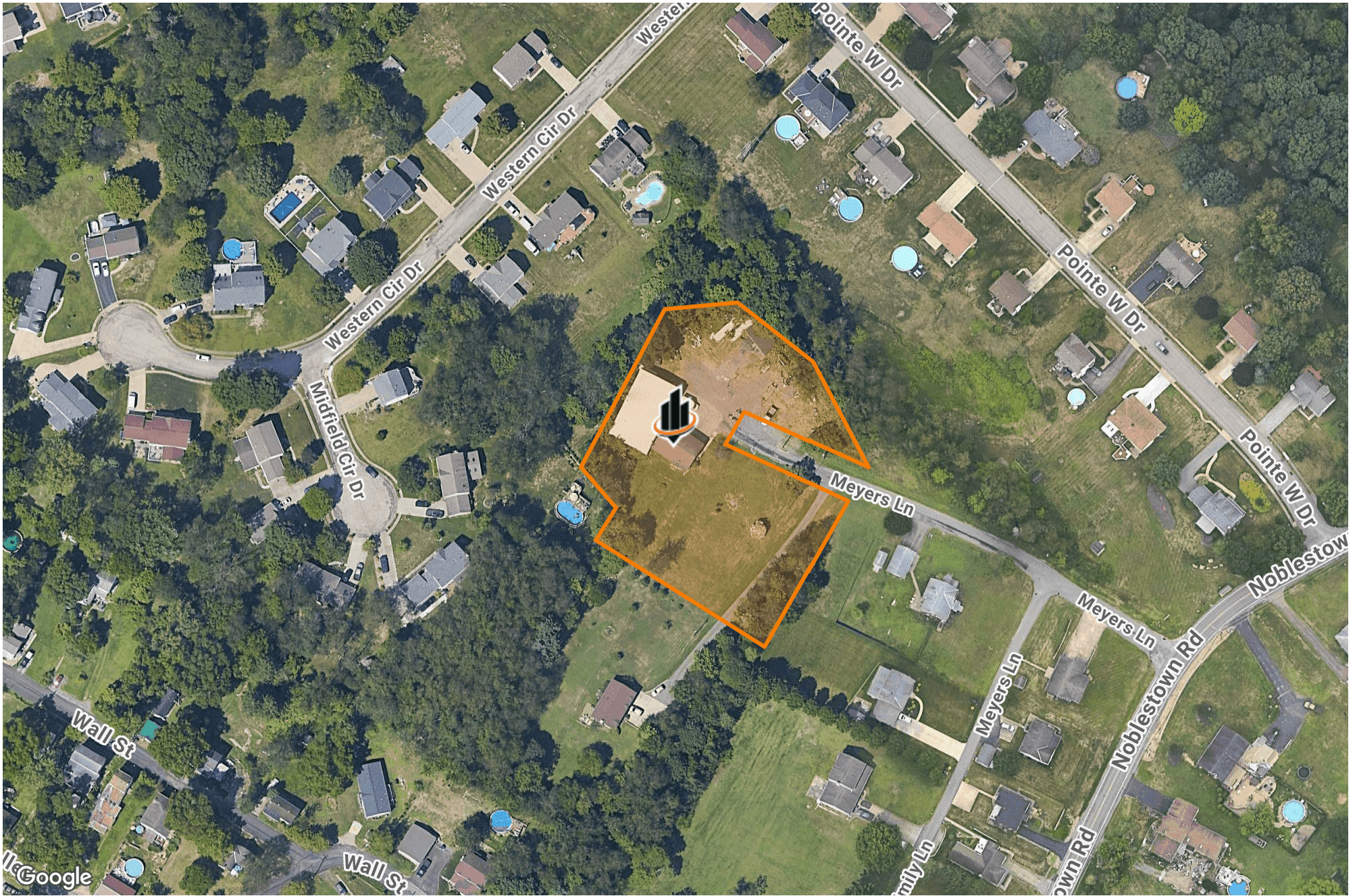


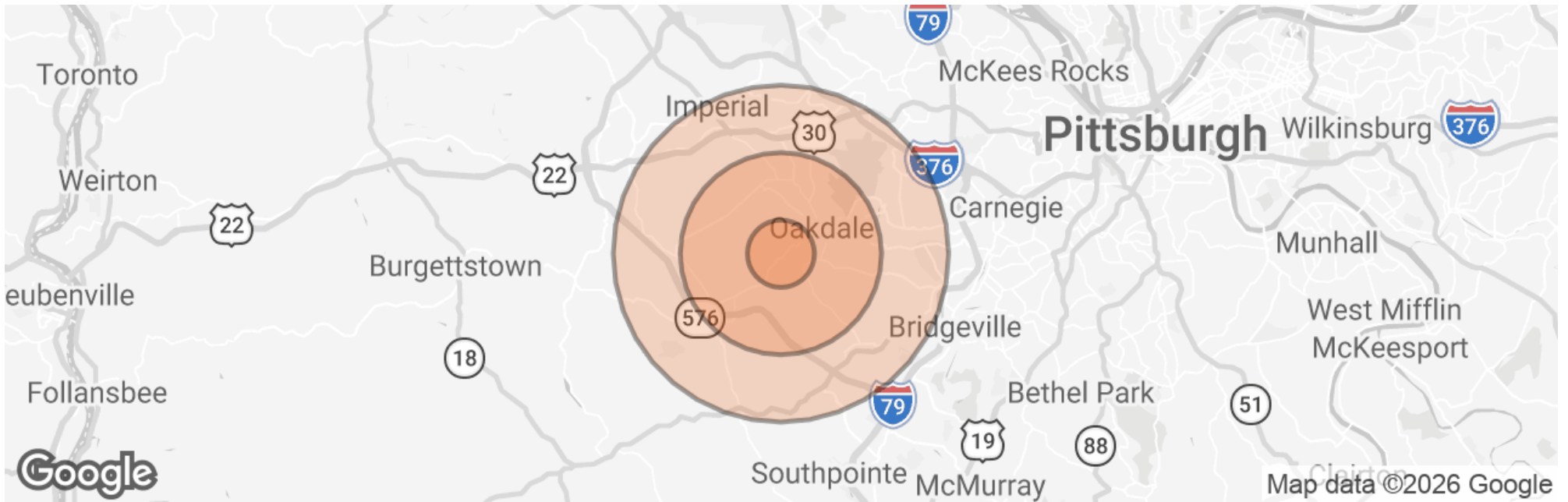
CLIENT: JOHN R. MEYERS
POINTE WEST PLAN - PHASE 1 Plan Bk. Vol. 171 Page 177
PARCEL "A"
PLAN: JOHN MEYERS PLAN OF LOTS No. 2 Plan Bk. Vol. 199 Pages 31 & 32
LOT No. 1-A & LOT No. 1-B
LOCATION: NORTH FAYETTE TOWNSHIP ALLEGHENY COUNTY, PA
SCALE: 1" = 30' DATE: November 5, 2025

WACHTER-WILLIS-CONSULTING, LP
P. O. Box 1298 - Aliquippa, PA 15001
Phone (412) 874-4408 or (412) 894-0094
(EMAIL) W-WCONSULTING@COMCAST.NET

CAD FILE:
2025-111.DWG







POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,128	15,207	44,549
AVERAGE AGE	41.9	40.8	42.0
AVERAGE AGE (MALE)	43.4	40.2	40.7
AVERAGE AGE (FEMALE)	40.6	42.2	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	403	5,734	18,144
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$162,765	\$134,879	\$129,668
AVERAGE HOUSE VALUE	\$374,607	\$314,616	\$311,885

2023 American Community Survey (ACS)

PRESENTED BY:

DARIN SHRIVER

Senior Advisor

724.255.9540

darin.shriver@svn.com

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