



REDUCED SALE PRICE



Williamsburg Place Office Building

FOR SALE

244 Center Road
Monroeville PA 15146

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PROPERTY HIGHLIGHTS

SUMMARY:

- Unlock exceptional potential at 244 Center Road, a prominently positioned commercial property in a high-visibility, high-traffic location. This versatile building offers a high potential for owner-users and investors alike, with flexible space ideal for retail, office, medical, or service-oriented businesses.
- Boasting excellent frontage, ample parking, and convenient access to major roadways, the property is strategically situated to serve a strong surrounding residential and commercial customer base. If you're looking to establish and expand your portfolio, 244 Center Road offers the visibility, access, and adaptability to meet your goals.
- Don't miss this opportunity to invest in property with long-term upside in a growing market
- **Highlights:**
 - Prime location with excellent exposure
 - Professionally managed
 - Flexible interior suites
 - Generous on-site parking
 - Easy access to Rt. 22, PA Turnpike & Parkway East
 - Ideal for retail, office, or professional services
 - Full roof replacement - 2025

BUILDING SIZE:

17,100 +/- square feet/Lot Size: 1.078 acres

AVAILABLE SPACE:

Third Floor: Suite #303 - 1,454 rsf

LOT & BLOCK #:

0743-D-00012

PURCHASE PRICE:

\$1,500,000

Reduced Sale Price: \$1,400,000

NOI: \$113,599 - CAP RATE: 8%



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	8,477	43,718	127,852
Median HH Income	\$72,380	\$76,154	\$73,877

