



Located one-quarter mile east of S.R. 18 and U.S. Route 62 by-pass.

- One story, brick/block construction
- 4,800 sq. ft. office space
- Conference room
- Reception area
- Kitchenette
- 3 restrooms, 1 handicapped accessible
- 17 individual offices of varying sizes
- .92 acres
- Zoned commercial
- Lot 133 x 300
- 1,800 sq. ft. attached multi-purpose garage/warehouse
- 35 parking spaces (lot paved in 2000)
- 2 storage sheds

Building lends itself to sub-division into two offices.

3679 E. STATE ST. HERMITAGE, PA

\$ 399,000

OFFICE BUILDING AND LAND

TAXES: \$ 7,386 OFFICE SQ. FT: 4,794 WAREHOUSE SQ. FT. 1,800

PARKING SPACES FOR 35 VEHICLES

ZONED: COMMERCIAL LOT SIZE: IRREGULAR

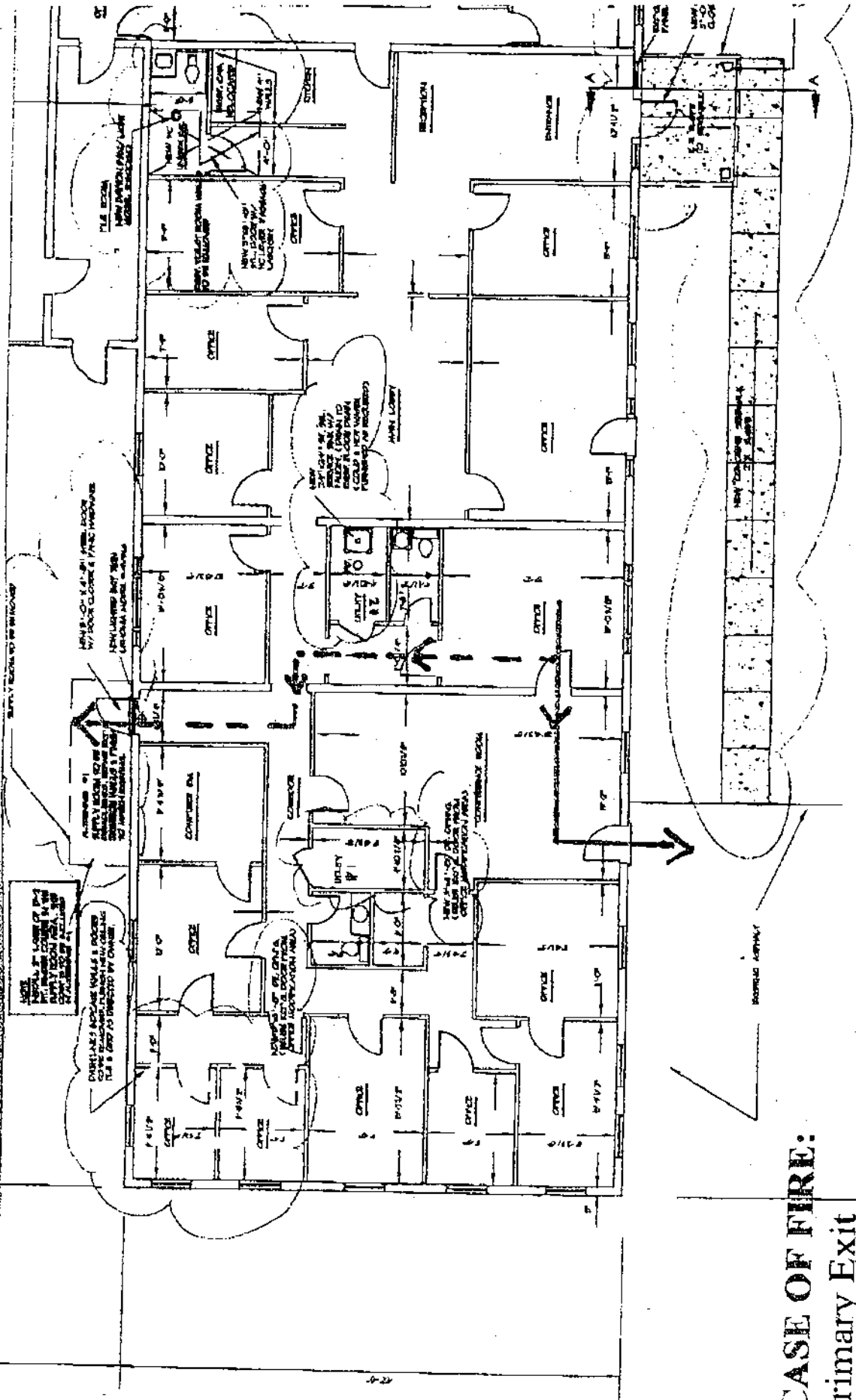
CONSTRUCTION: BRICK AND CONCRETE

PUBLIC UTILITIES ROOF INSTALLED: 1996

AIR CONDITIONED AGE: 50 YRS.

OFFERED FOR SALE BY: REINHARDT'S AGENCY, INC.

AGENT: SUSAN CURTIS PHONE: (724) 347-4527

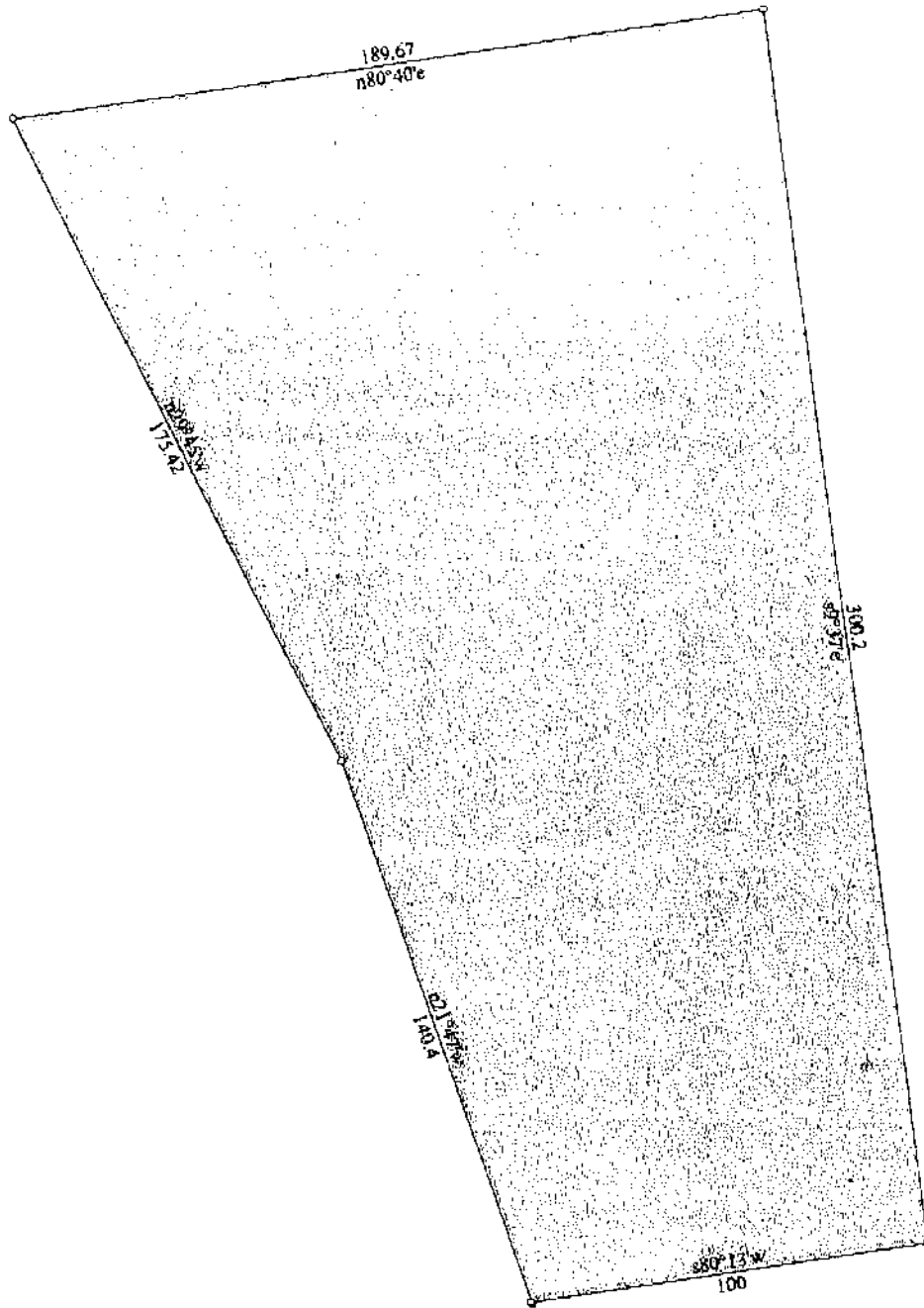


IN CASE OF FIRE:

→ Primary Exit

⇨ Secondary Exit

EXISTING FLOOR PLAN



East State Street

Title Diversified Family Services		Date: 07-20-2005
Scale: 1 inch = 47 feet	File: dfs.des	
Tract 1: 0.962 Acres: 41888 Sq Feet: Closure = s39.5339e 0.60 Feet: Precision = 1/1509: Perimeter = 906 Feet		
001=n21.47w 140.4	003=n80.40e 189.67	005=s80.13w 100
002=n29.45w 175.42	004=s9.37e 300.2	