

Kennedy Space Center (Self-Storage) | 329 Forest Grove Rd

Industrial Properties / Pennsylvania / Coraopolis / 329 Forest Grove Rd, Coraopolis, PA 15108



INVESTMENT HIGHLIGHTS

- Self-Storage Facility
- Office Space

EXECUTIVE SUMMARY

329 Forest Grove Road features a turn-key self-storage and office building located in Kennedy Townships C-1 district. The

property has been well maintained, yet allows opportunity for the new owner to add value.

ATTACHMENTS

OM - 329 Forest Grove Road [↓](#)

FINANCIAL SUMMARY (ACTUAL - 2021) ANNUAL ANNUAL PER SF

| | | |
|-------------------------------|-----------|--------|
| Gross Rental Income | \$167,483 | \$8.17 |
| Other Income | - | - |
| Vacancy Loss | - | - |
| Effective Gross Income | \$167,483 | \$8.17 |
| Taxes | \$28,102 | \$1.37 |
| Operating Expenses | \$30,746 | \$1.50 |
| Total Expenses | \$58,848 | \$2.87 |
| Net Operating Income | \$108,635 | \$5.30 |

PROPERTY FACTS

| | | | |
|------------------|---------------------------------|--------------------------------|----------------------|
| Price | \$2,200,000 | Rentable Building Area | 20,500 SF |
| Price Per SF | \$107 | No. Stories | 2 |
| Sale Type | Investment or Owner User | Year Built | 1970 |
| Cap Rate | 4.94% | Parking Ratio | 1.46/1,000 SF |
| Property Type | Industrial | Clear Ceiling Height | 9 FT - 14 FT |
| Property Subtype | Manufact... | No. Drive In/Grade-Level Doors | 3 |
| Building Class | B | Opportunity Zone | No |
| Lot Size | 1.60 AC | | |

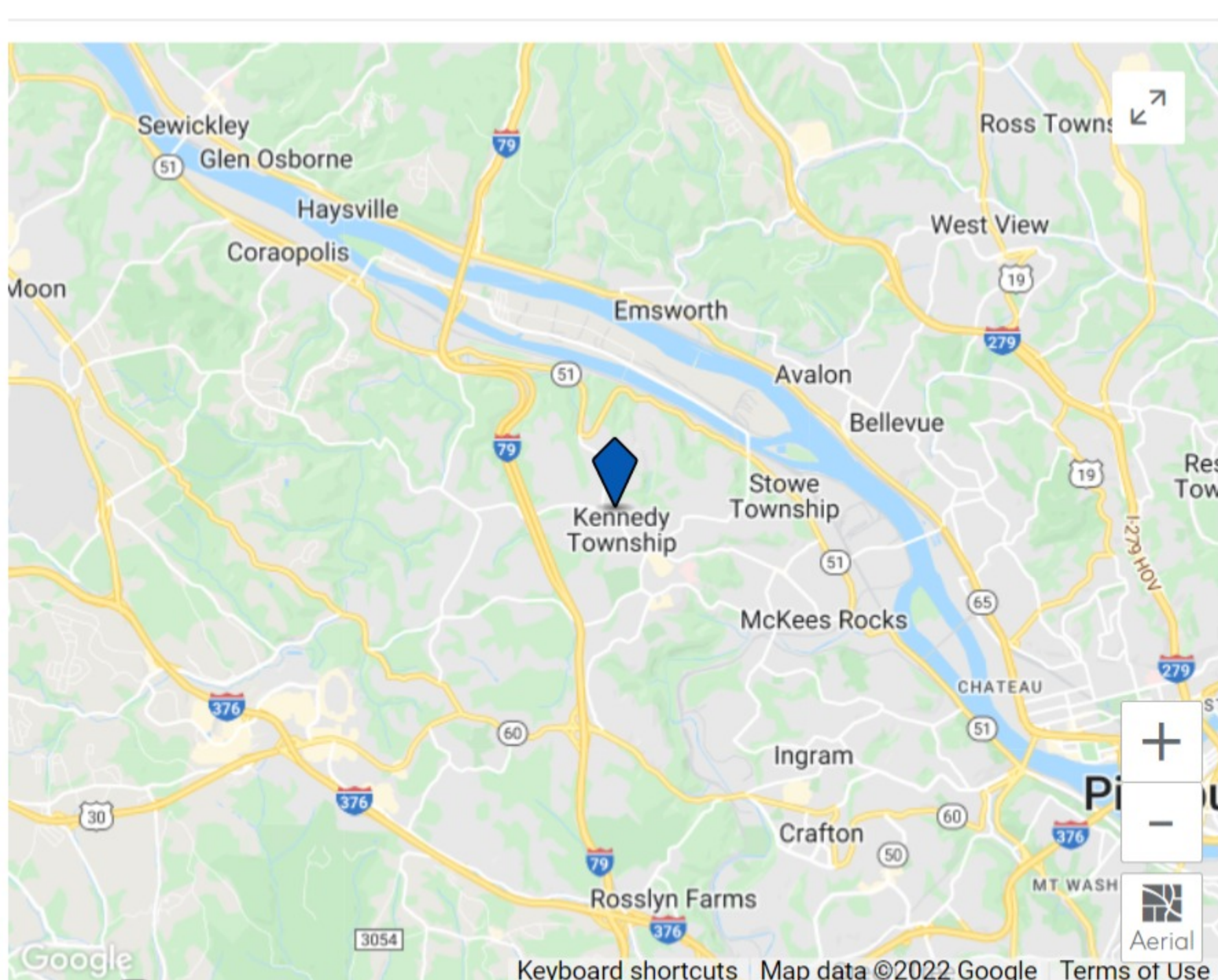
AMENITIES

- 24 Hour Access
- Signage
- Recessed Lighting
- Monument Signage
- Bus Line
- Skylights
- Fluorescent Lighting
- Air Conditioning
- Security System
- Storage Space

UTILITIES

- Water - City
- Heating - Gas
- Sewer - City

MAP



TRANSPORTATION

AIRPORT

Pittsburgh International Airport 23 min drive 11.1 mi

FREIGHT PORT

Port of Baltimore 302 min drive 251.4 mi

RAILROAD

Matlack, Incorporated 10 min drive 4.1 mi

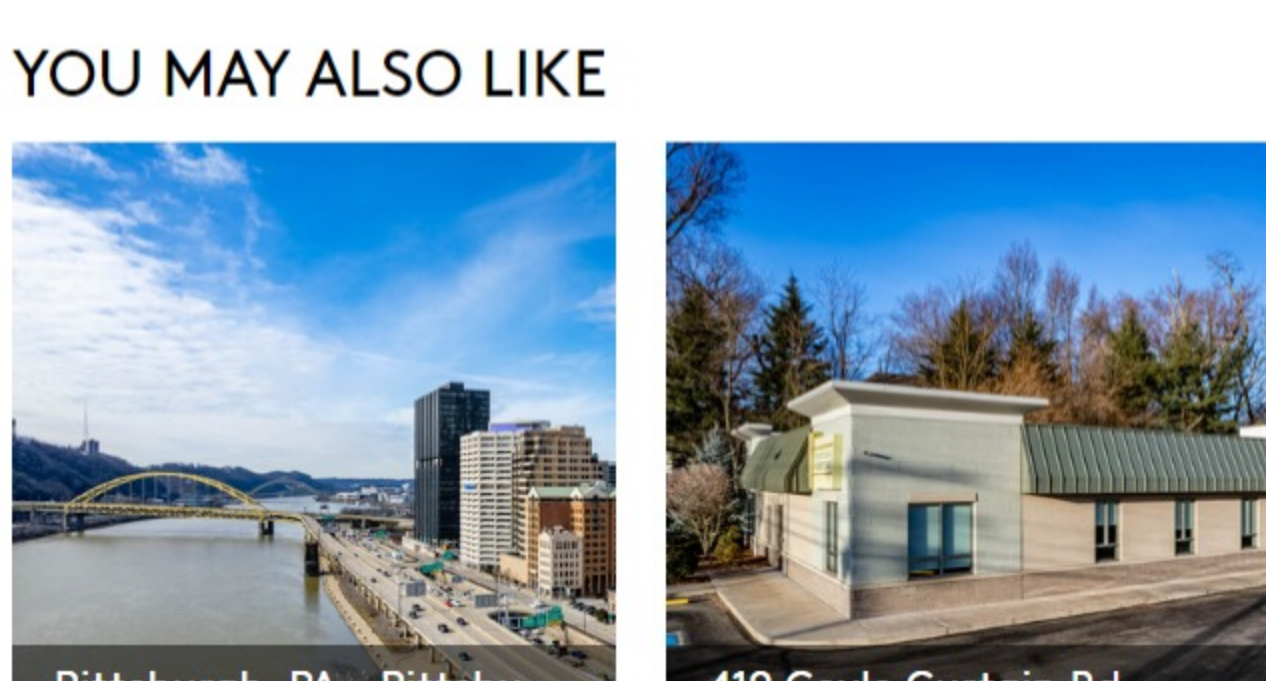
PROPERTY TAXES

| | | | |
|-------------------------|-----------------------------|------------------|-----------------------------|
| Parcel Number | 0155-C-00301-0000-00 | Total Assessment | \$1,104,800 (2022) |
| Land Assessment | \$96,000 (2022) | Annual Taxes | \$28,102 (\$1.37/sf) |
| Improvements Assessment | \$1,008,800 (2022) | Tax Year | 2021 |

ZONING

Zoning Code **C-1 (C-1/Convenience Commercial District)**

YOU MAY ALSO LIKE



Listing ID: 25186441 Date Created: 3/5/2022 Last Updated: 4/8/2022
Address: 329 Forest Grove Rd, Coraopolis, PA

[More public record information on 329 Forest Grove Rd, Coraopolis, PA 15108](#)

The Industrial Property at 329 Forest Grove Rd, **Coraopolis, PA 15108** is currently available For Sale. Contact Compass Real Estate for more information.

INDUSTRIAL PROPERTIES IN NEARBY NEIGHBORHOODS

- South Allegheny Industrial Properties
- Lincoln/Hilldale Industrial Properties
- East Allegheny Industrial Properties
- Pleasant Hills Industrial Properties
- North Allegheny Industrial Properties
- Lincoln/Mt Vernon Industrial Properties
- Downtown Pittsburgh Industrial Properties
- Liberty/Port Vue Industrial Properties
- East Pittsburgh Industrial Properties
- Scott Township Industrial Properties
- McKeesport-White Oak Industrial Properties
- Carrick Industrial Properties
- West Homestead Industrial Properties
- Green Tree Industrial Properties
- Whitehall Industrial Properties

NEARBY LISTINGS

- 11 W Prospect Ave, Pittsburgh PA
- 35 Herron Ave, Pittsburgh PA
- 4400 Campbells Run Rd, Pittsburgh PA
- 3001-3019 W Carson St, Pittsburgh PA
- 727 Thompson Ave, Mc Kees Rocks PA
- 445 Rochester Rd, Pittsburgh PA
- 520-522 Florence Ave, Avalon PA
- 24 Ingram Ave, Pittsburgh PA
- 1425 4th Ave, Coraopolis PA

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