

Self-Storage/Office | Kennedy Township

329 Forest Grove Road

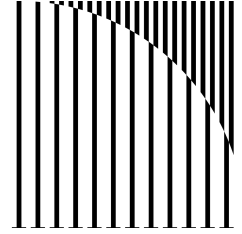


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COMPASS
COMMERCIAL

Self-Storage/Office | Kennedy Township

329 Forest Grove Road



Location	329 Forest Grove Road Coraopolis PA, 15108
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Storage	approx. 15,000 SF
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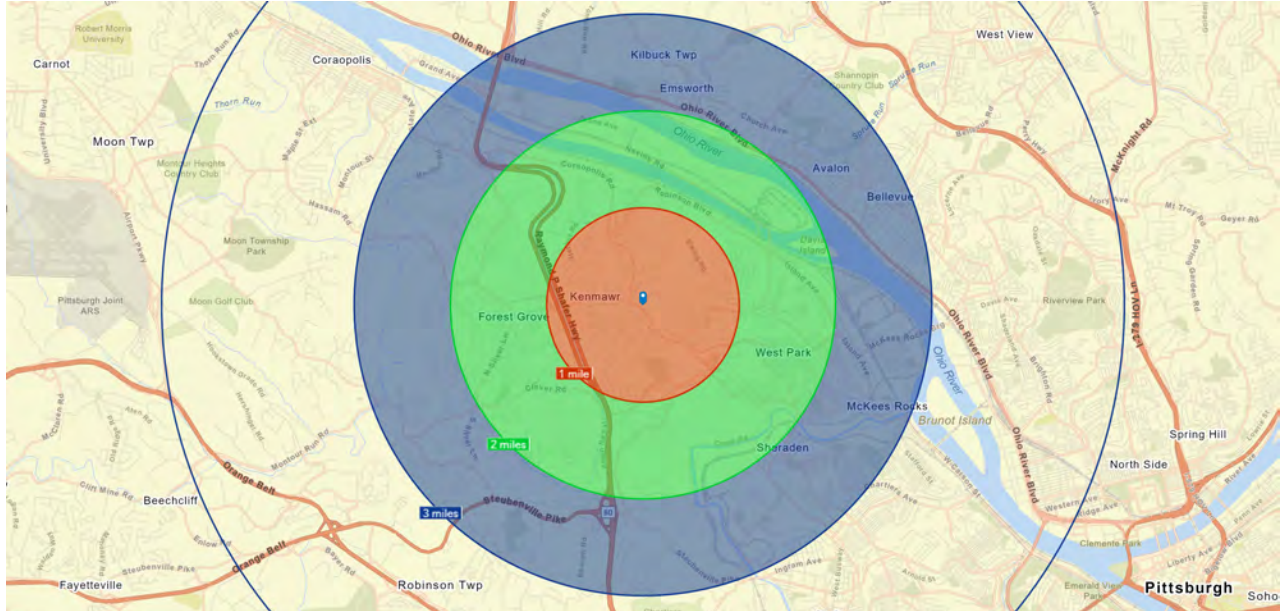
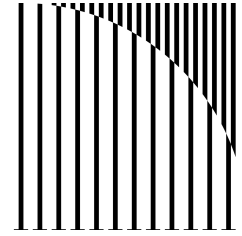
Office	approx. 7,000 SF
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Asking Price	\$2,200,000
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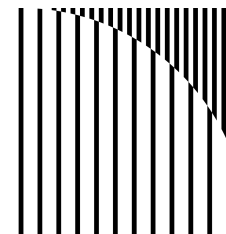
Population	1 Mile	2 Mile	3 Mile
Total Population	6,326	19,327	51,964
Median age	48	44	41
Bachelor's Degree or Higher	33%	29%	31%

Households and Income	1 Mile	2 Mile	3 Mile
Total Households	2,726	8,629	23,813
# of persons per HH	2.3	2.3	2.2
Average HH Income	\$94,619	\$85,778	\$79,520
Median HH Income	\$81,170	\$66,733	\$59,381

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Income (Based on 2022 Leases)

Unit	Monthly	Annual	Total Units
Office	\$5,650	\$67,800	7
Parking	\$1,027	\$12,322	36
Self-Storage	\$7,280	\$87,361	127
Total	\$13,957	\$167,483	

Expenses (2021 Actuals)

Taxes	\$28,102.48
Utilities	\$8,497.41
Insurance	\$8,651.00
Maintenance	\$13,597.75
Total	\$58,848.64

NOI	\$108,634
Cap	4.9%
Asking Price	\$2,200,000

Current Rent Roll

				Parking			
Unit	Rent	Move In	Move Out	Unit	Rent	Lease Start	Lease End
R14	\$ 420	07/24/12		RR19	\$ 420	04/15/19	
R11	\$ 395	08/17/14		RR1	\$ 150	05/01/19	04/01/21
R17	\$ 1	09/01/14	11/30/21	R10	\$ 600	07/01/19	
R15	\$ 283	05/01/16		RR18	\$ 480	08/01/19	
RR4	\$ 662	08/01/16		R6	\$ 600	08/01/19	
RR6	\$ 541	09/01/16		RRS	\$ 600	05/01/20	
RR7	\$ 455	08/01/16		RB	\$ 600	07/01/20	
RAB	\$ 499	08/01/16	12/14/21	R12	\$ 600	09/01/20	
RR9	\$ 50	08/01/16	01/05/21	R9	\$ 100	09/13/20	03/02/21
RR12	\$ 411	08/06/16		R7	\$ 450	12/21/20	09/29/21
RR16	\$ 175	08/10/16		RS	\$ 500	03/01/21	
RR2	\$ 420	12/01/16		RR1	\$ 350	04/01/21	10/30/21
RR15	\$ 420	09/05/17		RR9	\$ 295	05/04/21	10/12/21
RR3	\$ 420	07/09/05		RR20	\$ 200	09/01/21	
RR13	\$ 420	12/01/17		R13	\$ 300	07/01/21	
RR14	\$ 420	08/01/18		R17	\$ 85	12/01/21	

Total \$ 12,322

Office			
Unit	Rent	Lease Start	Lease End
101	\$ 15,600	03/01/21	02/28/24
102	\$ 10,800	11/01/21	10/31/22
103	\$ 10,800	09/01/21	08/31/22
104	\$ 5,400		
105	\$ 10,800		
106	\$ 2,400		
107	\$ 12,000	10/01/24	09/30/24

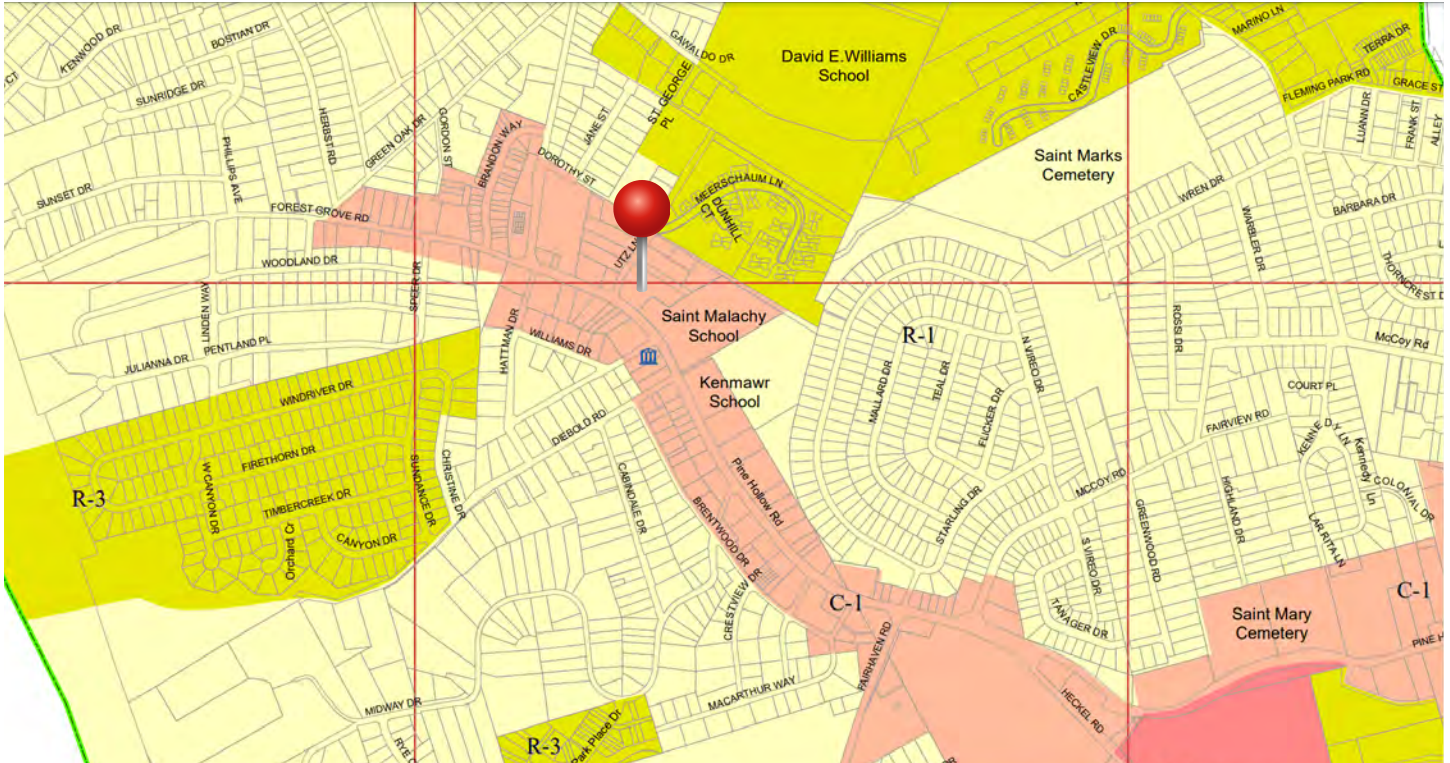
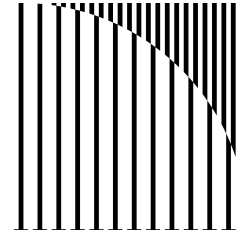
Total \$ 67,800

Current Rent Roll

Self Storage							
Unit	Rent	Move In	Move Out	Unit	Rent	Lease Start	Lease End
F1	\$ 825	10/01/04		B10	\$ 1,320	10/01/16	
D11	\$ 1,380	06/26/05		B4	\$ 1,440	07/08/05	
C3	\$ 1,320	04/16/05		H12	\$ 1,440	02/20/17	
G6	\$ 1,682	05/01/05		C7	\$ 1,440	06/09/17	
J21	\$ 411	06/30/05		BB	\$ 120	09/01/17	01/15/21
A1	\$ 1,200	03/16/06		H4	\$ 960	11/01/17	08/31/21
H14	\$ 660	09/30/06		J6	\$ 65	06/01/18	01/05/21
C6	\$ 1,320	03/11/07		B2	\$ 720	06/01/18	
EB	\$ 900	05/01/08		E4	\$ 1,440	08/14/18	
E10	\$ 1,020	06/01/08		J17	\$ 880	11/01/18	11/05/21
A2	\$ 1,540	08/08/08		B12	\$ 1,320	07/10/05	11/30/21
E9	\$ 841	04/01/09		A12	\$ 1,440	12/02/18	
E1	\$ 720	05/13/09		cg	\$ 2,800	02/01/19	
J1	\$ 1,200	08/29/09	12/30/21	H18	\$ 1,440	04/01/19	
A7	\$ 1,320	05/01/10		H28	\$ 600	04/01/19	10/27/21
C12	\$ 1,320	08/20/10		A3	\$ 1,440	12/11/19	
A4	\$ 1,067	12/31/10		J9	\$ 1,440	03/01/20	
H1	\$ 780	01/01/11		G3	\$ 1,682	03/15/20	
H5	\$ 715	07/01/11		JS	\$ 1,440	05/02/20	
HS	\$ 1,320	12/01/11		GS	\$ 1,869	05/01/20	
A10	\$ 900	02/01/12		F2	\$ 825	06/05/20	
A9	\$ 1,080	02/01/12		J3	\$ 1,320	10/05/20	
BS	\$ 1,238	09/25/12		H10	\$ 100	10/08/20	01/15/21
E3	\$ 650	12/01/12	10/27/21	A16	\$ 1,440	12/01/20	
B1	\$ 1,320	07/06/13		B7	\$ 1,368	01/05/21	
F10	\$ 1,019	09/01/13		cs	\$ 1,320	02/01/21	
D4	\$ 900	09/01/13		A6	\$ 1,064	04/05/21	
H16	\$ 1,440	09/06/13		BS	\$ 283	06/01/21	07/25/21
E7	\$ 780	09/25/13		C10	\$ 217	06/26/21	08/21/21
C4	\$ 720	04/01/14		C11	\$ 600	07/01/21	
C2	\$ 720	09/01/14		A18	\$ 617	07/01/21	
C10	\$ 315	11/12/14	05/05/21	A11	\$ 555	07/15/21	
B11	\$ 1,100	12/01/14		B8	\$ 400	09/01/21	
AS	\$ 1,320	01/01/15		H9	\$ 60	09/01/21	10/01/21
H3	\$ 845	05/01/15		C10	\$ 300	10/01/21	
H7	\$ 651	06/08/15		J2	\$ 165	10/01/21	
H15	\$ 900	07/07/05		H10	\$ 330	10/01/21	
B9	\$ 1,320	12/01/15		AS	\$ 65	10/05/21	10/26/21
D7	\$ 1,320	02/01/16		D1	\$ 319	10/04/21	
G12	\$ 869	06/01/16		D10	\$ 220	11/01/21	
H11	\$ 780	07/12/16		D2	\$ 110	11/01/21	11/30/21
J15	\$ 514	08/01/16		H4	\$ 150	10/26/21	
H22	\$ 1,182	08/01/16		AS	\$ 167	10/25/21	
H13	\$ 800	08/01/16		H28	\$ 106	10/27/21	11/05/21
C1	\$ 1,560	08/09/16		J17	\$ 100	11/05/21	
JS	\$ 1,440	09/01/16		J11	\$ 120	12/01/21	
J7	\$ 1,440	09/01/16		H20	\$ 180	11/01/21	
G14	\$ 900	10/01/16					
Total					\$	87,361	

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C-1 / Convenience Commercial District

The "C-1" Convenience Commercial District is designed to encourage the construction of new shopping facilities and continued use of land for neighborhood commercial service purposes; to prohibit residential, heavy commercial and industrial use of land; to prohibit any other use which would substantially interfere with the development of continuation of the commercial uses and structures in the district; and to discourage any use which because of its character and size would interfere with the use of land in the districts as a shopping and service center for the surrounding residence districts. This district classification is intended to be applied to areas largely surrounded by residential classifications. Because the locations of the "C-1" District and the arrangement of the uses within them are expected to have a close relationship to the over-all plan and protection to residential districts, it is deemed that the exercise of planning judgment on location and site plans is essential.



