

**For details contact:**

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## **SUMMARY OF PRINCIPLE FACTS, ESTIMATES AND CONCLUSIONS**

**Location:** 1209 Chartiers Avenue  
McKees Rocks Borough  
Allegheny County, Pennsylvania

**Property Type:** Office/Warehouse

**Property Rights Appraised:** Market value of the fee simple estate

**Site:** The subject is a rectangular shaped interior parcel with 60.22 feet of frontage along Chartiers Avenue and side boundaries extending an equal depth of 166.43 feet to rear alley. Gross land area was calculated at 10,022 square feet.

**Block & Lot #:** 72-R-25

**Zoning:** C-1 Commercial District

**Improvement** The site is improved with a one and partial two-story brick and block office/warehouse building, built on a slab. The gross building area was calculated at about 9,051 square feet, of which approximately 44% or 4,000 square feet is finished office with the remaining 5,000 square feet warehouse.