



**FOR SALE. JUST REDUCED TO \$1,100,000!**



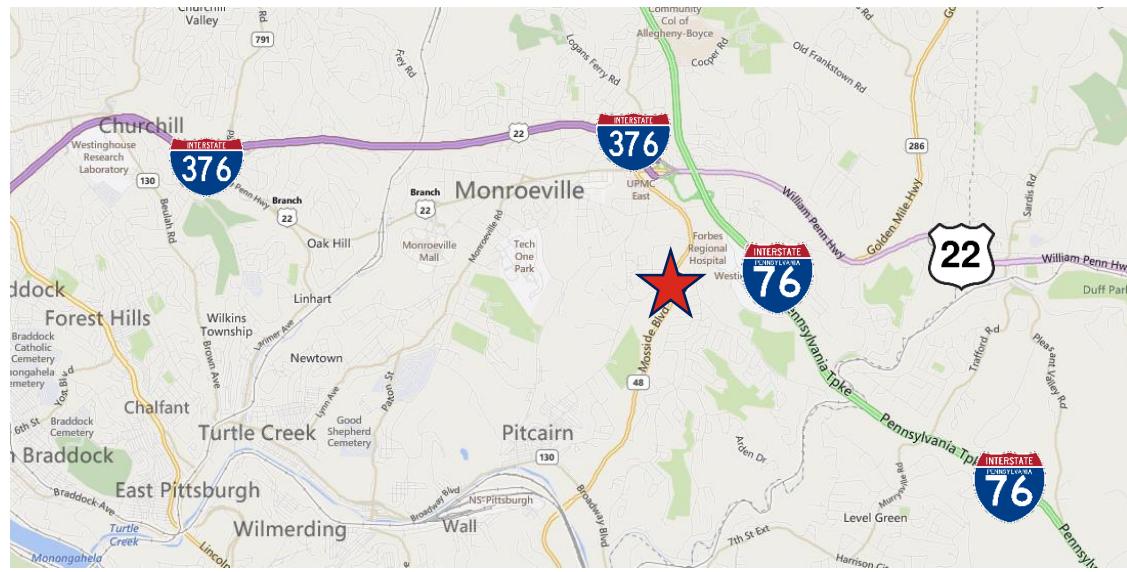
**11,340 SF Medical Office Building**

**2490 Mosside Boulevard, Monroeville, PA 15146**

**OUTPATIENT MEDICINE, THE WAY OF THE FUTURE**

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- 11,340 total sf on 2 floors
- Abundant parking
- Excellent building condition
- Recent renovations
- Ideal for single or multiple occupants
- Code compliant
- Frontage / Visibility on Mosside Blvd.
- Highway accessibility  
(I-76, I-376, SR-22)
- Accessibility to Monroeville area amenities
- Above standard parking ratio 6/1000 SF



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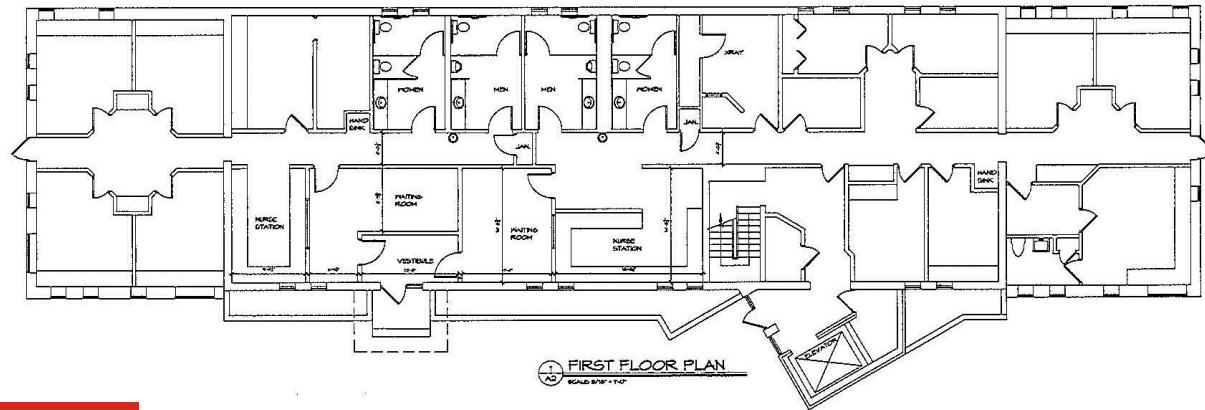
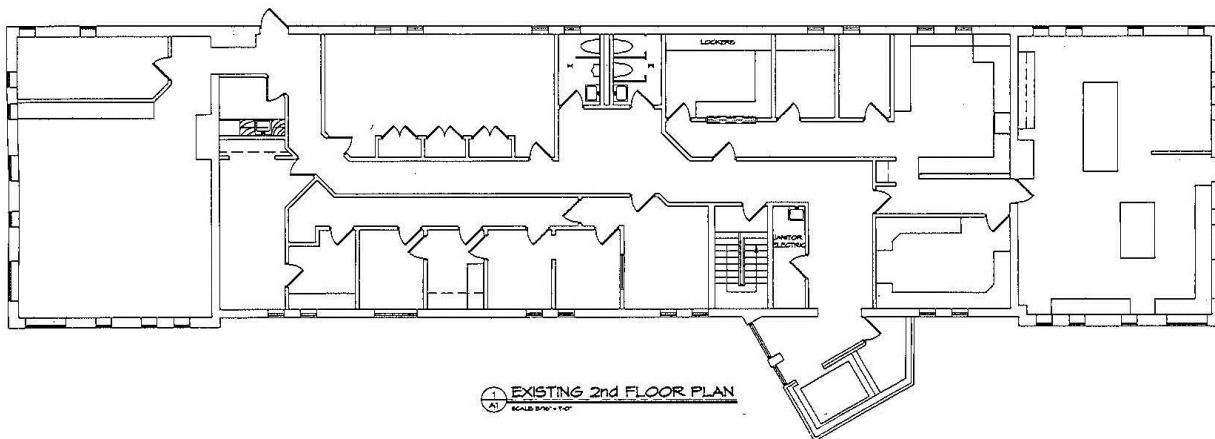
**2490 Mosside Boulevard,  
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