

**FOR SALE**



# **ROBINSON MEDICAL CENTER**

133 CHURCH HILL ROAD | ROBINSON TOWNSHIP, PA

**OXFORD**  
www.oxfordrealtyservices.com



# PROPERTY DESCRIPTION

## PROPERTY FEATURES

### Existing Medical Office Building

- 2-Story, 22,000 SF Medical Office Building
- 3.5 Acres
- Year Built/Renovated - 1991 / 2006
- Parcel ID - 265-A-232 (Robinson Twp.)
- Zoning - C3 / Planned Commercial/Office/Multiple Family
- Parking - 101 total spaces (4.59/1000)
- 2024 Real Estate Taxes - \$34,568.22

### Sale Price

- Call For Pricing

### Investment Highlights

- **Prime Location in Parkway West Corridor:** Situated in the heart of Robinson Township's dynamic trade area, the property benefits from exceptional visibility and proximity to Settlers Ridge, one of the region's premier retail and lifestyle centers.
- **Modern Medical Office Facility:** 22,000 SF two-story medical office building situated on a 3.5-acre site, thoughtfully designed to accommodate single users or multiple healthcare-related users with second-generation, move-in-ready suites.
- **Ideal for Owner-Users or Investors:** A rare opportunity to acquire a highly functional healthcare facility with the flexibility to occupy part or all of the building, or lease to medical tenants seeking turnkey space in a supply-constrained submarket.
- **Expansion or Development Potential:** Adjacent 1.3-acre parcel available for purchase, offering upside potential for building expansion, future development, or increased parking capacity.
- **Fully ADA Compliant & Patient Friendly:** Built to meet accessibility standards with elevator service and ample on-site parking, ensuring ease of access for patients and staff alike.
- **Unmatched Regional Access:** Strategically located just minutes from I-376 (Parkway West) and I-79 (Crafton Interchange), providing seamless connectivity to downtown Pittsburgh, the airport, and surrounding communities.



# PROPERTY DESCRIPTION

## PROPERTY SUMMARY

Foundation	Poured
Exterior Walls	Brick
Roof	Installed in 2022, with 20 year warranty
HVAC	Rooftop units installed 2013, with new control system installed 2021
Windows	Double pane thermally insulated deadlight throughout
Lighting	Recessed LED fixtures and cove lighting
Ceiling Height	12'1" Slab to Slab
Elevators	One (1) 2-stop hydraulic elevator
Life Safety	Fire alarm system; Trespassing alarm system; Full door access system for entire Building
Sprinkler System	Sprinklered throughout
Parking Lot	Asphalt parking lot paved for 101 parking spaces
Signage	Pylon sign on Church Hill Road
Utilities	
Water:	Municipal Authority of the Township of Robinson
Sewage:	Municipal Authority of the Township of Robinson
Gas:	Peoples Gas
Electric:	Duquesne Light Company



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# PROPERTY DESCRIPTION

## PROPERTY FEATURES

### Pad Ready Site - Offered Separately

- Pad-Ready Site Available: Subdivided parcel ready for development.
- Flexible Purchase Options: Can be purchased individually or combined with Robinson Medical Center
- 105 Church Hill Road, Robinson Twp, PA 15136
- Parcel ID - 265-A-201 (Robinson Twp.)
- 1.295 Acres
- Zoning -C3 / Planned Commercial/Office/Multiple Family
- 2024 Real Estate Taxes - \$3,055.47

### Sale Price

- Subject to Offer



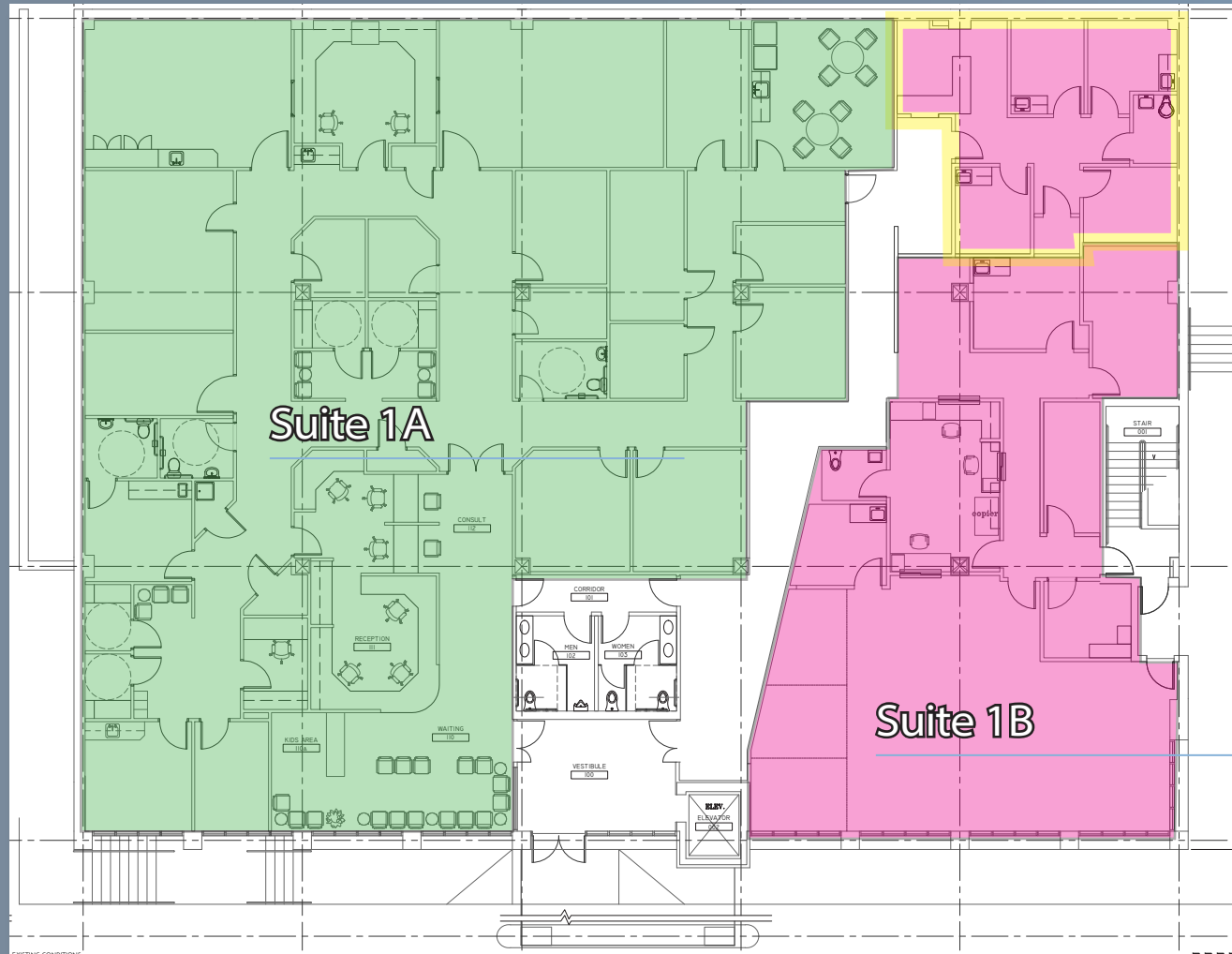
ROBINSON MEDICAL CENTER

# FLOOR PLANS

## FIRST FLOOR

Suite 1A - 7,203 RSF

- Reception / Check-In Area
- Private Offices / Exam Rooms
- Existing MRI / CT Infrastructure



Suite 1B - 3,733 RSF

- Reception / Check-In Area
- Private Offices / Exam Rooms
- Complete PT / Rehab Gym
- Delineated space shown ideal for rotating specialties with dedicated check in and waiting area

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# INTERIOR PHOTOS

## FIRST FLOOR

Waiting Room (1A)



Check-In Area (1A)



Existing CT Room (1A)



Open PT Area (1B)



Check-In Area (1B)



Private Office (1B)

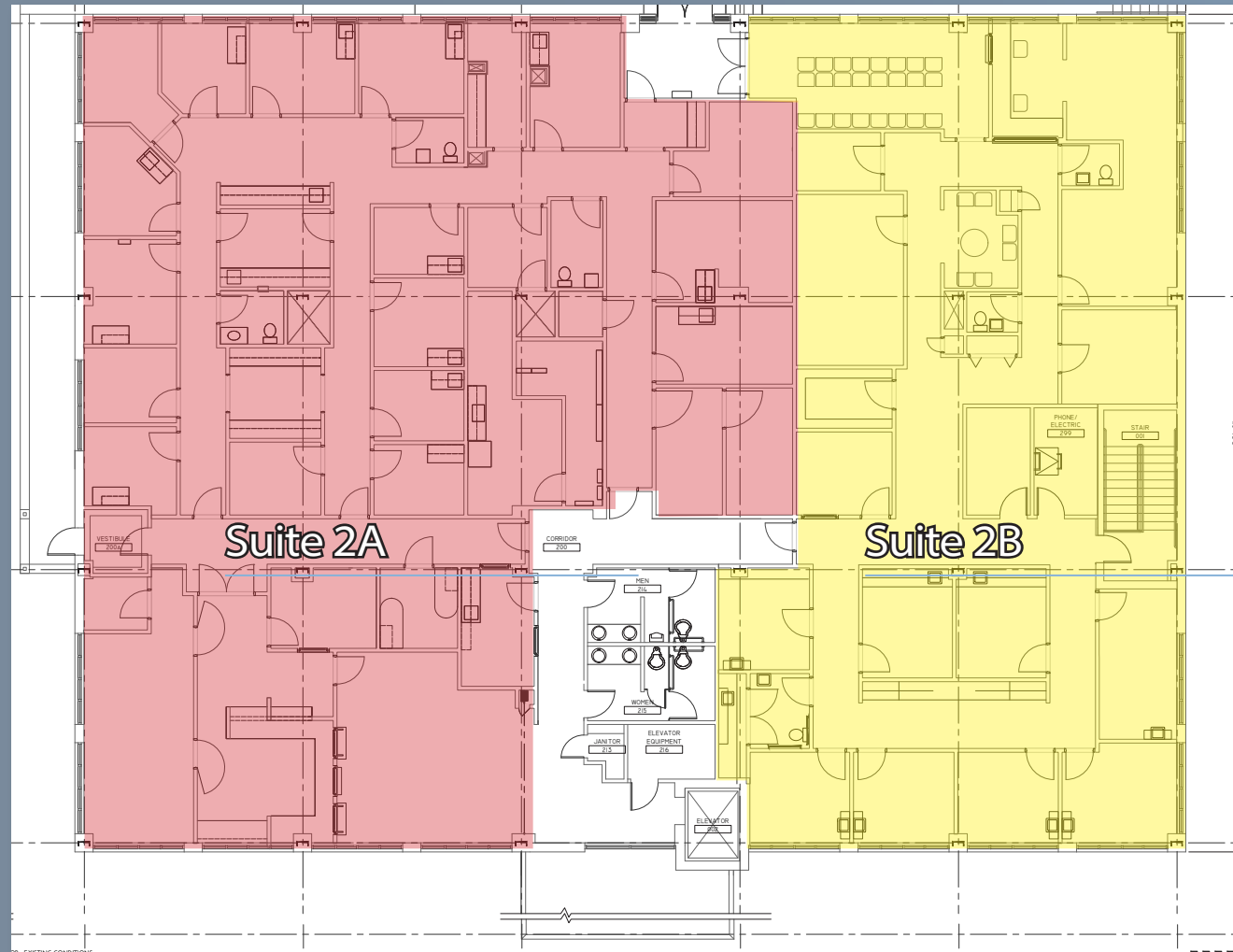


# FLOOR PLANS

## SECOND FLOOR

Suite 2A - 7,273 RSF

- Reception / Check-In Area
- 5 Private Offices
- 16 Exam Rooms
- 3 Nurse Stations
- Full Lab / Blood Draw Suite



Suite 2B - 3,821 RSF

- Reception / Check-In Area
- 3 Private Offices
- 8 Exam Rooms
- Complete X-Ray / Imaging Suite

# INTERIOR PHOTOS

## SECOND FLOOR

Waiting Room (2A)



Nurses Station (2A)



Typical Exam Room (2A)



Check-In / Waiting Room (2B)



Typical Exam Room (2B)

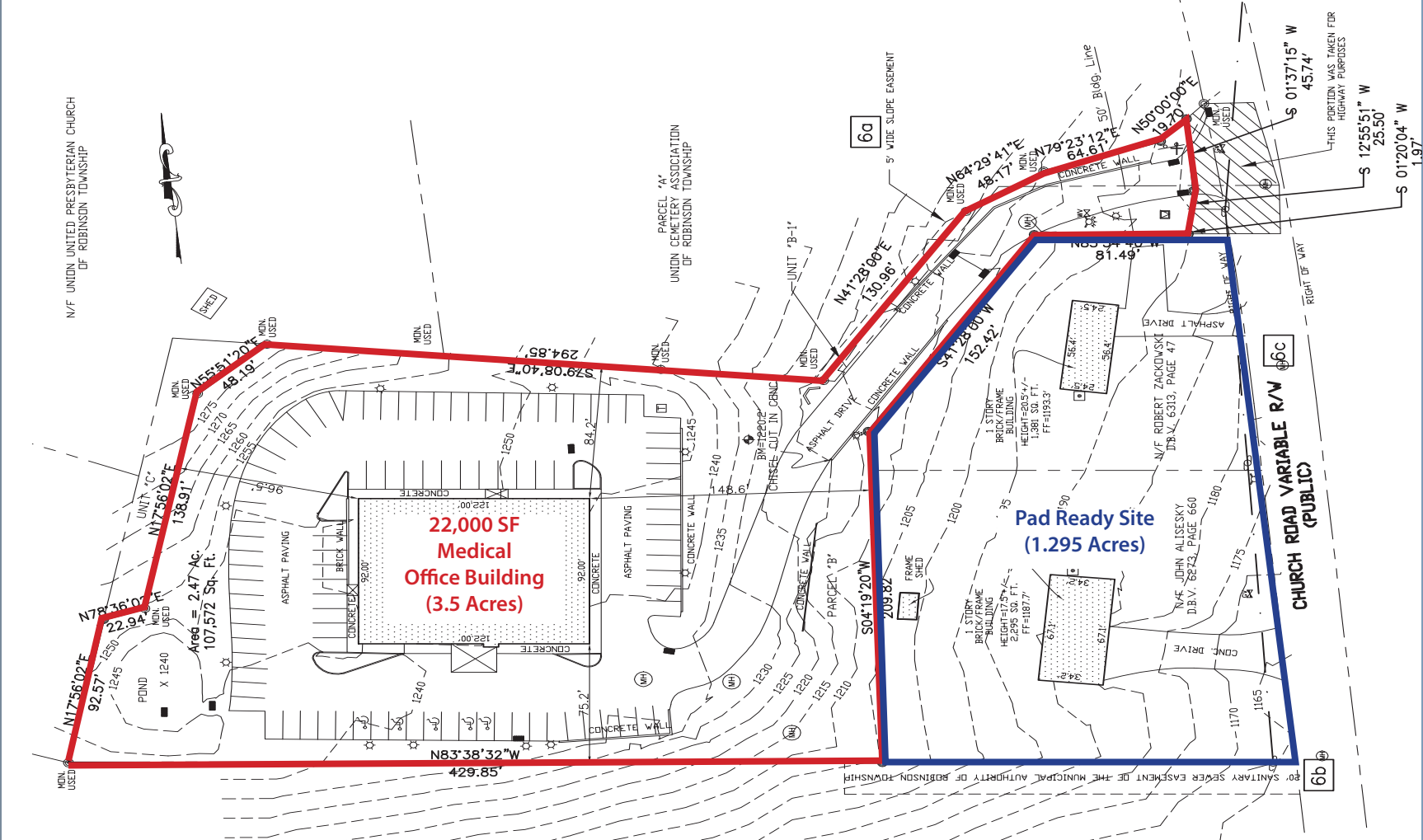


X-Ray Exam Area (2B)



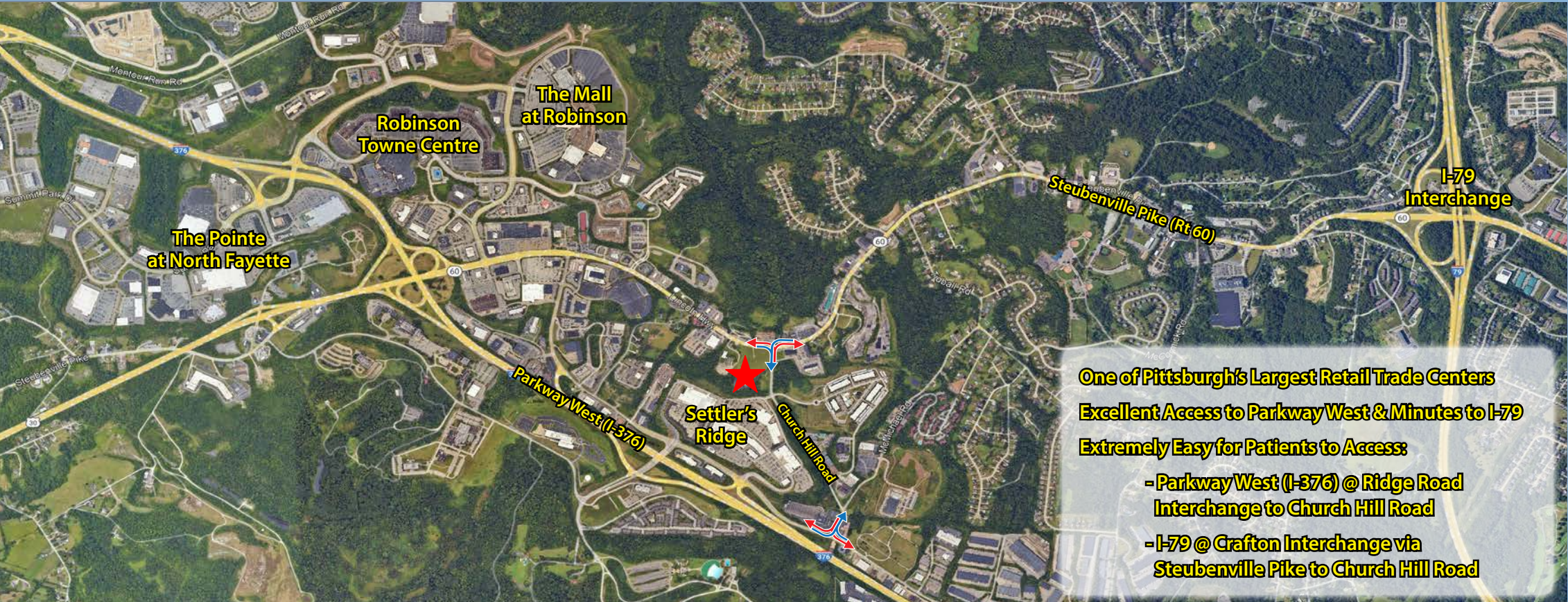


# PROPERTY SURVEY





# PROPERTY LOCATION



## DEMOGRAPHICS

	3-MILES	5-MILES
Population	23,086	103,328
Average HH Income	\$123,345	\$98,518

## TRAFFIC COUNTS

Church Hill Road @ Steubenville Pike	14,889 Vehicles Daily
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For more information please contact:

**Andrew Martz**

Associate

412.261.0200, ext 3486

[amartz@oxfordrealtyservices.com](mailto:amartz@oxfordrealtyservices.com)

**Joseph F. Tosi, SIOR**

Executive Vice President

412.261.0200, ext 3471

[jtosi@oxfordrealtyservices.com](mailto:jtosi@oxfordrealtyservices.com)

**Oxford Realty Services, Inc.**

2545 Railroad Street

Pittsburgh, PA 15222

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)



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