

**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

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



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### 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



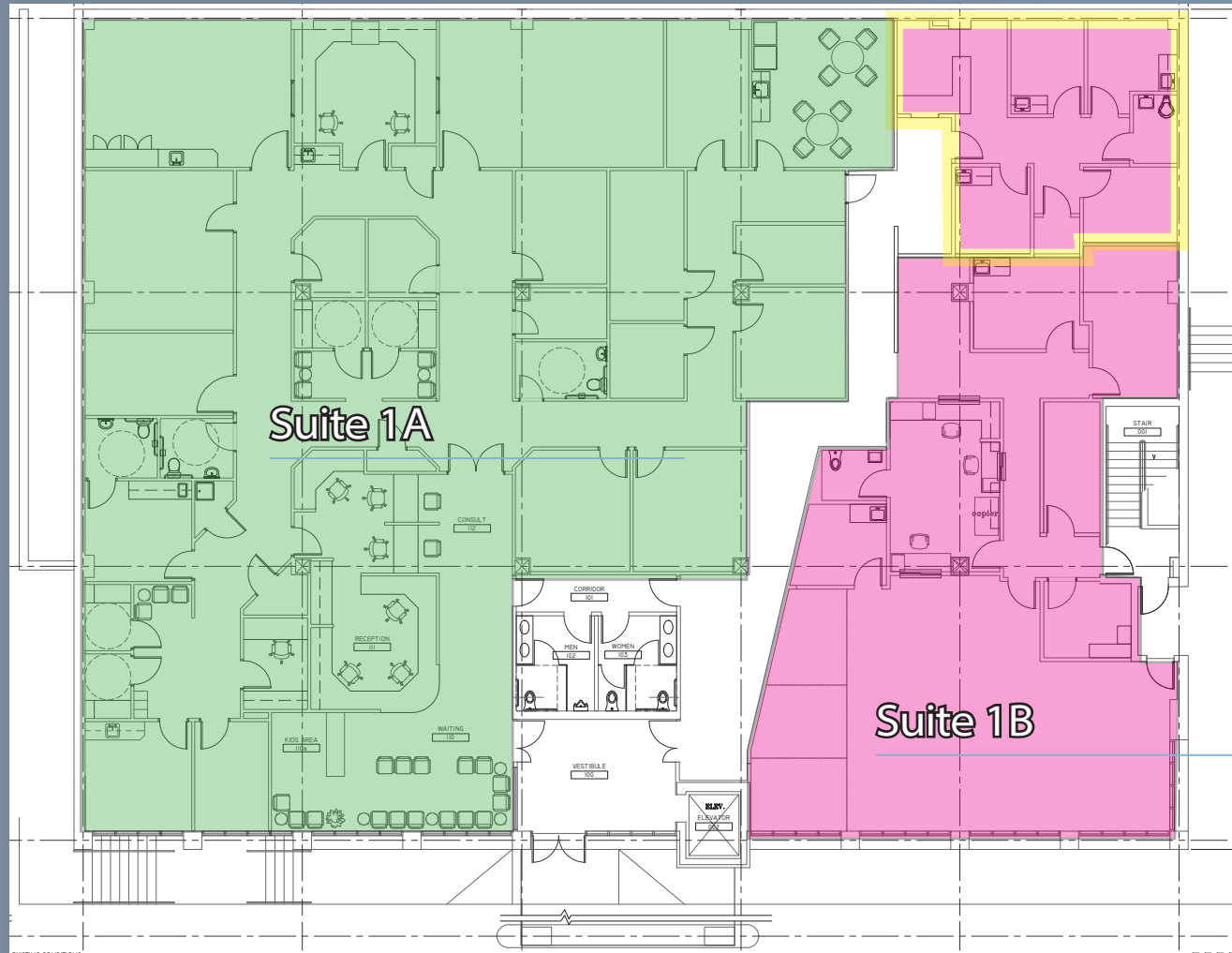
ROBINSON MEDICAL CENTER

# 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

# 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)



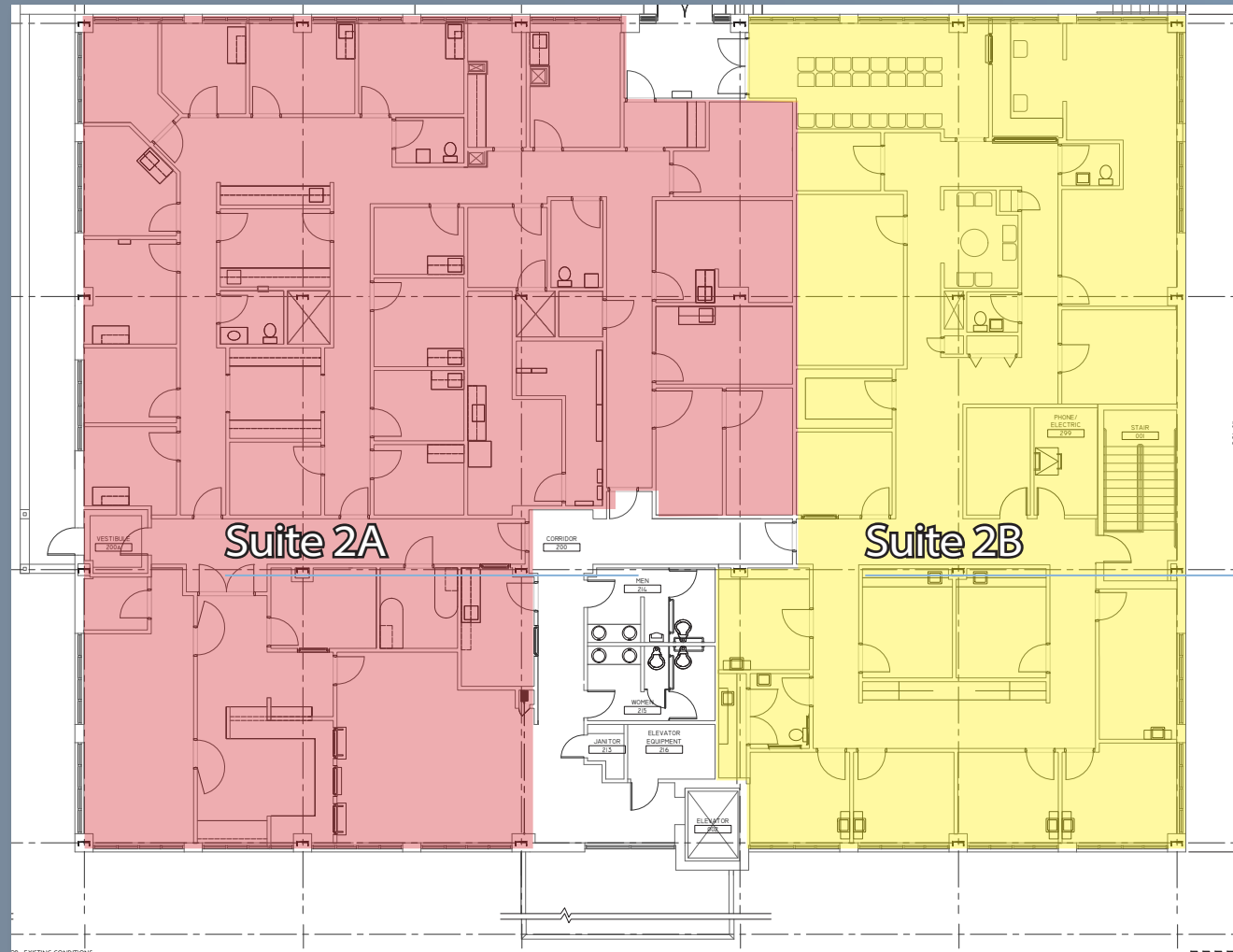
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# FLOOR PLANS

## 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)

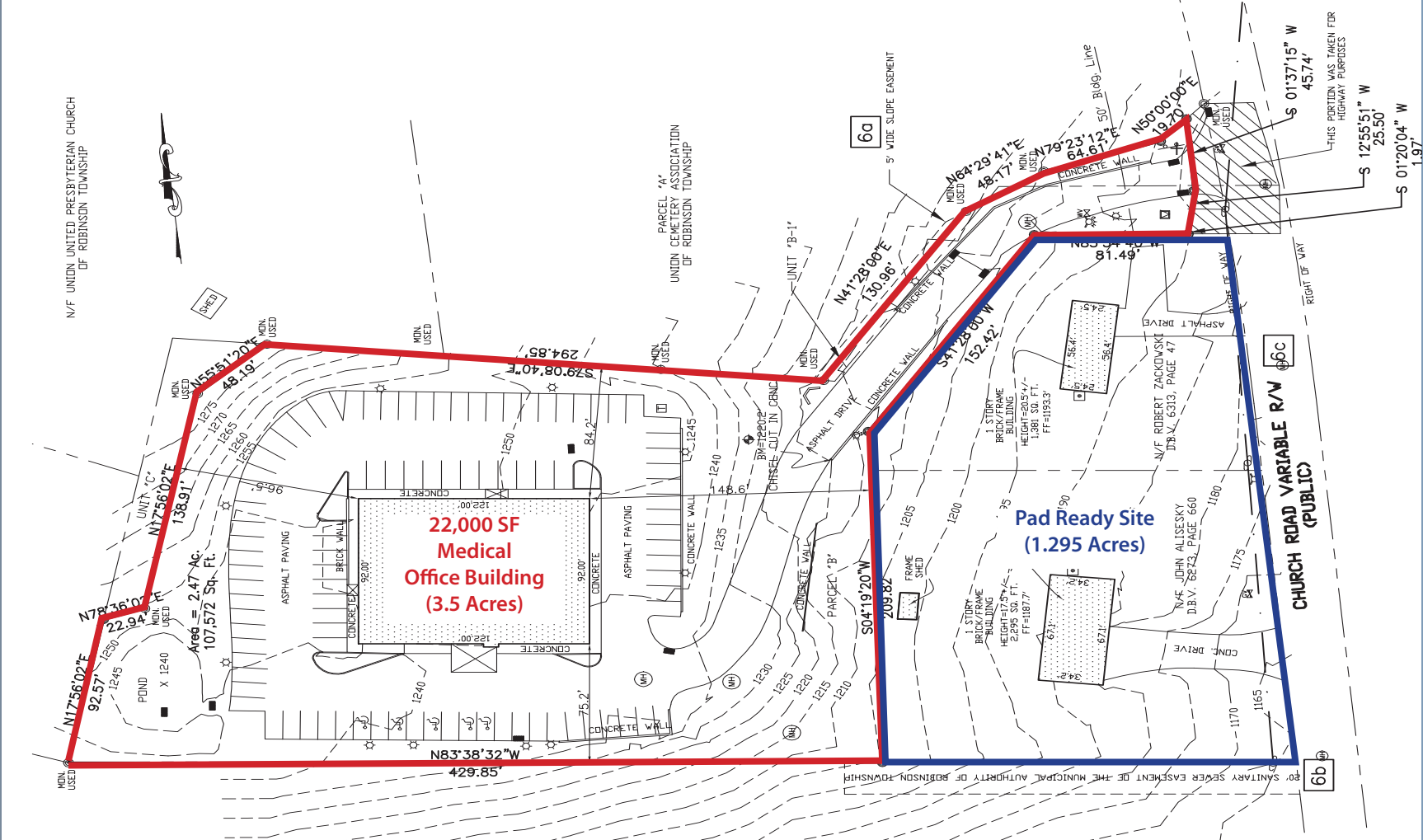


X-Ray Exam Area (2B)



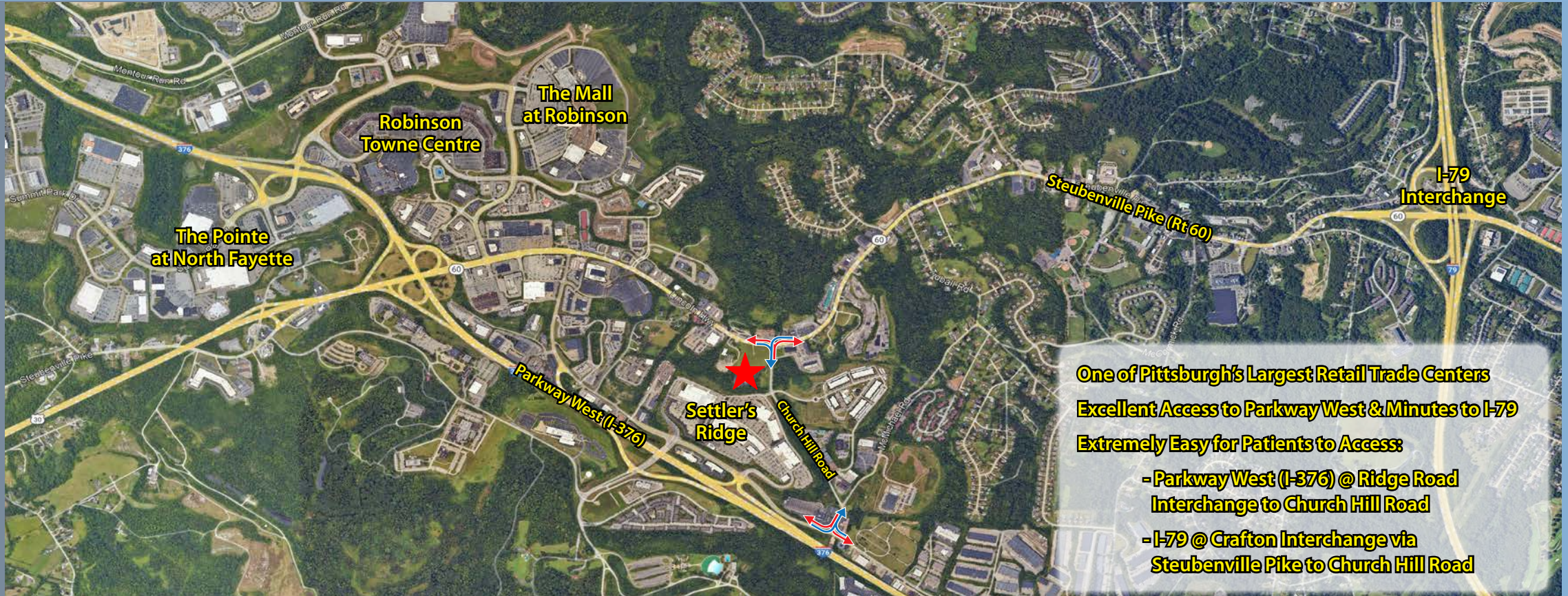
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# PROPERTY SURVEY



# ROBINSON MEDICAL CENTER

# 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 SALE

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