



# For Sale

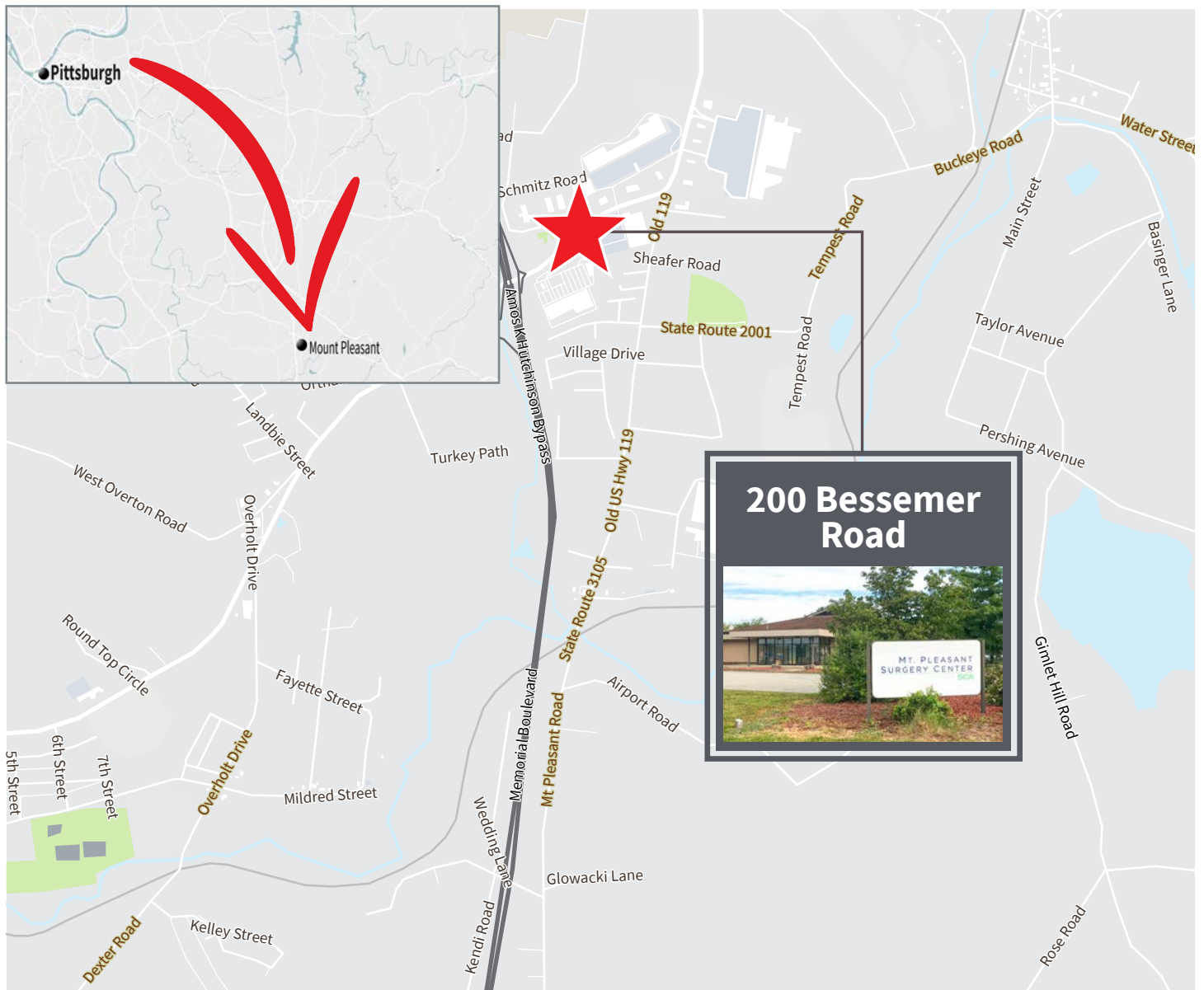
200 Bessemer Road  
Mt Pleasant, PA 15666

Jared Imperatore  
+1 412 651 2949  
[jared.imperatore@am.jll.com](mailto:jared.imperatore@am.jll.com)



# Property Overview

- Well located facility near major retail and hospitality uses
- Ideal for healthcare use, convertible to a variety of other use classes
- 13,698 SF located on approximately 2.21 Acres
- The building is approximately 72 X 170 feet, and the current build out includes:
  - 4 Operating Rooms with a sterilizing room and recovery room
  - Imaging suite
  - Patient changing / locker rooms
  - Staff lounge with ADA restrooms
  - Waiting room with ADA restrooms
  - Dry basement level with mechanicals



# Location Overview



# Mt. Pleasant Overview

Mt. Pleasant Surgery Center is a multi-specialty ambulatory surgical facility. Certified by the Pennsylvania Department of Health and certified by the Center for Medicare Services.

Mount Pleasant is one of the oldest towns in Southwestern Pennsylvania. It grew at the crossroads of two Native American paths, routes that were to become major arteries into the western wilderness of Colonial and Early America. The Mount Pleasant in Westmoreland County, Pennsylvania is approximately 40 miles southeast of Pittsburgh, ten miles south of the county seat at Greensburg and five miles north of Scottdale. The town lies on a rolling plain at the base of Chestnut Ridge which is the western most ridge of the Allegheny Mountains.

