

SALE MIXED USE

200 JEFFERSON ROAD
PENN HILLS, PA 15235



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OFFERING SUMMARY

200 Jefferson Street presents an outstanding opportunity to purchase a versatile commercial property in the heart of Penn Hills, a high traffic suburb located just minutes from Downtown Pittsburgh. The property offers flexible, space suitable for office, retail, or service oriented users, with excellent visibility and convenient access to major roadways.

PROPERTY HIGHLIGHTS

- **High Visibility Corner Location** with street frontage on three sides; excellent for branding, signage, and foot traffic
 - **Diverse Revenue Streams:** Combines retail income, commercial leasing, and residential rentals – ideal for investor, diversification, or consolidated ownership use
 - **Strong Built Value:** Modern construction (2006) Designed for energy efficiency, and durability
 - **Ample Parking** for customers and tenants. 50 +/- space car lot supports multiple uses simultaneously
 - **Strategic Expansion Potential:** room to develop further or repurpose existing structures for broader commercial applications
 - **Buildings Include:** retail (12k +/- sf), 2-unit commercial, 2 single family homes
- **Zoning:** B-2 • **Taxes:** \$34,353 • **Lot Size:** 1.67 +/- acres
- **EXISTING CAP RATE:** 9.84%
- **SALES PRICE: \$2,000,000**







