



FOR SALE OR LEASE

# Retail/Flex Building in Pittsburgh's North Hills

1044 Saxonburg Blvd, Glenshaw, PA 15116

PRESENTED BY:

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PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.



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### Property Description

Introducing a prime opportunity at 1044 Saxonburg Blvd, Glenshaw, PA. This 9,000 SF building, zoned GC, sits on 1.31 acres of land with approximately 80 on-site parking spaces. With a versatile layout, this property is ideal for a range of business types such as a turnkey brewpub/restaurant, professional office building, auto repair, and more! The option to acquire a PA Restaurant Liquor License separately adds to its appeal. Don't miss out on this exceptional free-standing building, perfectly positioned for a diverse range of retail/flex ventures.

### Offering Summary

Sale Price:	<b>\$650,000.00</b>
Lease Rate:	<b>\$10.50 SF/yr (NNN)</b>
Available SF:	9,000 SF
Lot Size:	1.31 Acres

### Highlights

- Available For Lease or Sale
- Turnkey Brewpub/Restaurant; Also well-suited for a variety of flex uses!
- Kitchen
- Outdoor Seating Area
- Two (2) Full Bars
- PA Restaurant Liquor License Available Separately
- Approximately 80 On-Site Parking Spaces
- Parcel ID: 285-C-150
- A list of brewery equipment/FF&E can be made available upon request
- Zoned GC (General Commercial) in Shaler Township

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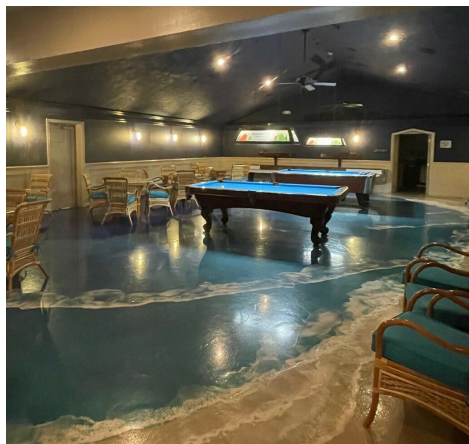
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# Prime Location!

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**Location Overview:**

Embrace the thriving community of Glenshaw, nestled in Pittsburgh's North Hills, where the property is situated. Enjoy excellent visibility and access from Saxonburg Blvd, a bustling thoroughfare with high traffic flow. Additionally, residents and visitors can explore the charming shops and dining options along Route 8. With a favorable demographic and a growing local economy, this location presents an exceptional opportunity for retailers and businesses seeking to establish a strong foothold in this dynamic and sought-after area.

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# Aerial View

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