



PRIME COMMERCIAL
RT51 / SAWMILL RUN BLVD
 CORNER BLDG / TRAFFIC LIGHT

1203 EDGEBROOK AVENUE, PGH, PA 15226

LISTED AT **\$1,350,000**

BLDG SIZE 18000 SQFT LAND 7 ACRES



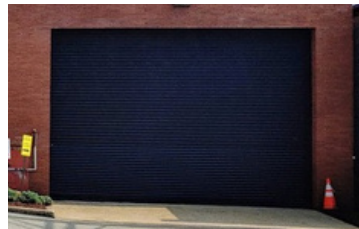
FRONT EXTERIOR



REAR EXTERIOR



AERIAL VIEW



GARAGE DOOR EACH-UNIT

OVERVIEW

Fully occupied commercial building, located in a thriving business district.

[Read more....](#)



4 Fully Occupied Units



Loading Dock



50 Car Parking Lot



Over 6 1/2 Acres



Located at the Intersection of Saw Mill Run Blvd & Edgebrook Avenue

CALL NOW

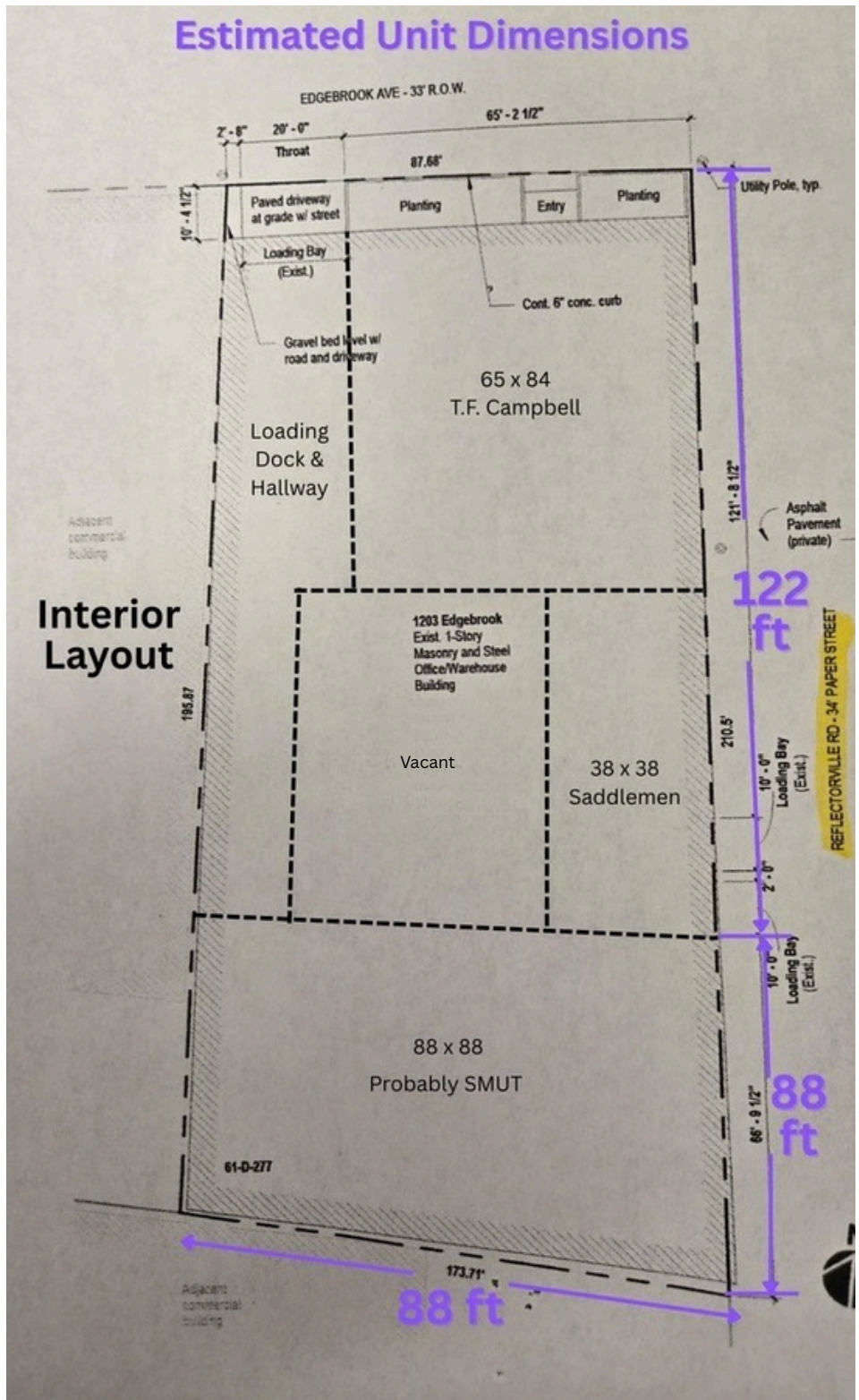


412.588.4348



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Estimated Unit Dimensions

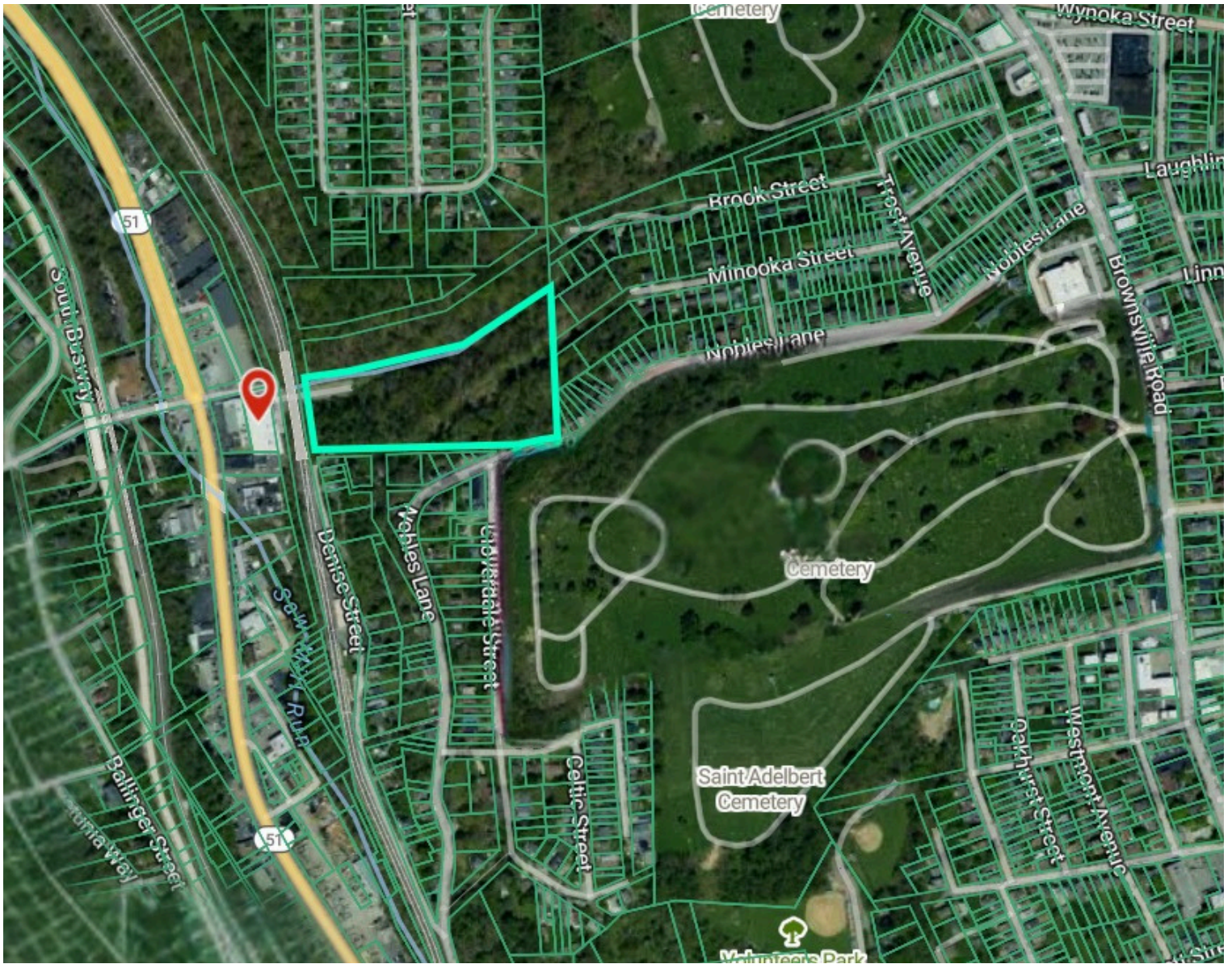


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**Airl View Area with Parcel B Highlighted in Aqua
& Parcel A marked with Red Pin**

Tenants	Rents	Terms
1.T.F. Campbell	\$5303	5yr/Jan 28/3%yr
2.Saddlemen	\$800	No Lease
3.Probably SMUT	\$4314	3yr/May 28/3% yr
4.Vacant 1748 sq ft	\$	No Lease



Building Features
 400 Amp Service, 3 Phase TPO Roof,
 2015, 10 yrs left on Warranty
 24 x 22 Loading Dock, 14 ft Door
 50 car Parking Lot
 12 ft Ceilings

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