



PRIME COMMERCIAL
RT51/SAWMILLRUNBLVD
CORNER BLDG / TRAFFIC LIGHT

1405 SAW MILL RUN BLVD, PGH ,PA 15226

LISTED AT \$1,150,000

BLDG SIZE 7965 SQFT LOT SIZE 19620 SQFT



EXTERIOR



MIDDLE UNIT



END UNIT



CORNER UNIT

OVERVIEW

50% occupied commercial building, located in a thriving businReeasds mdoisrter...ic.t.



68,000 Vehicles a Day



Loading Dock



20 Car Parking Lot



Service Garage w/Lift



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

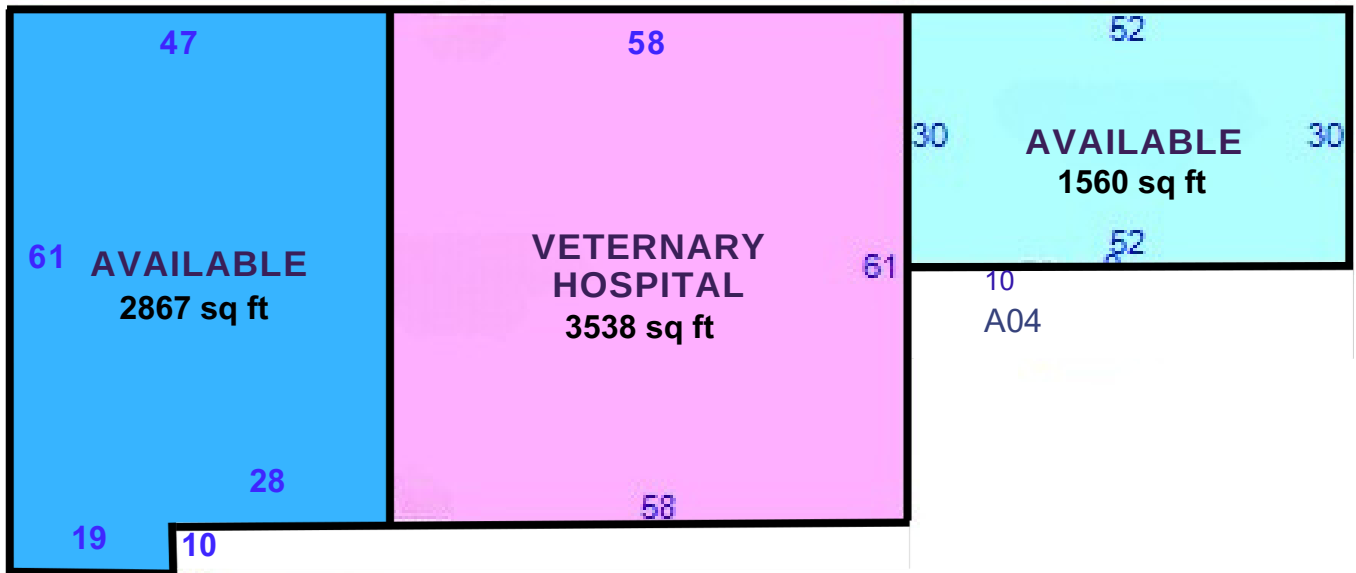
CALL or TEXT NOW



412.588.4348



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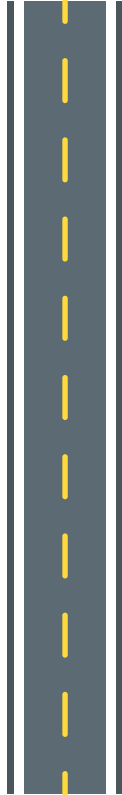
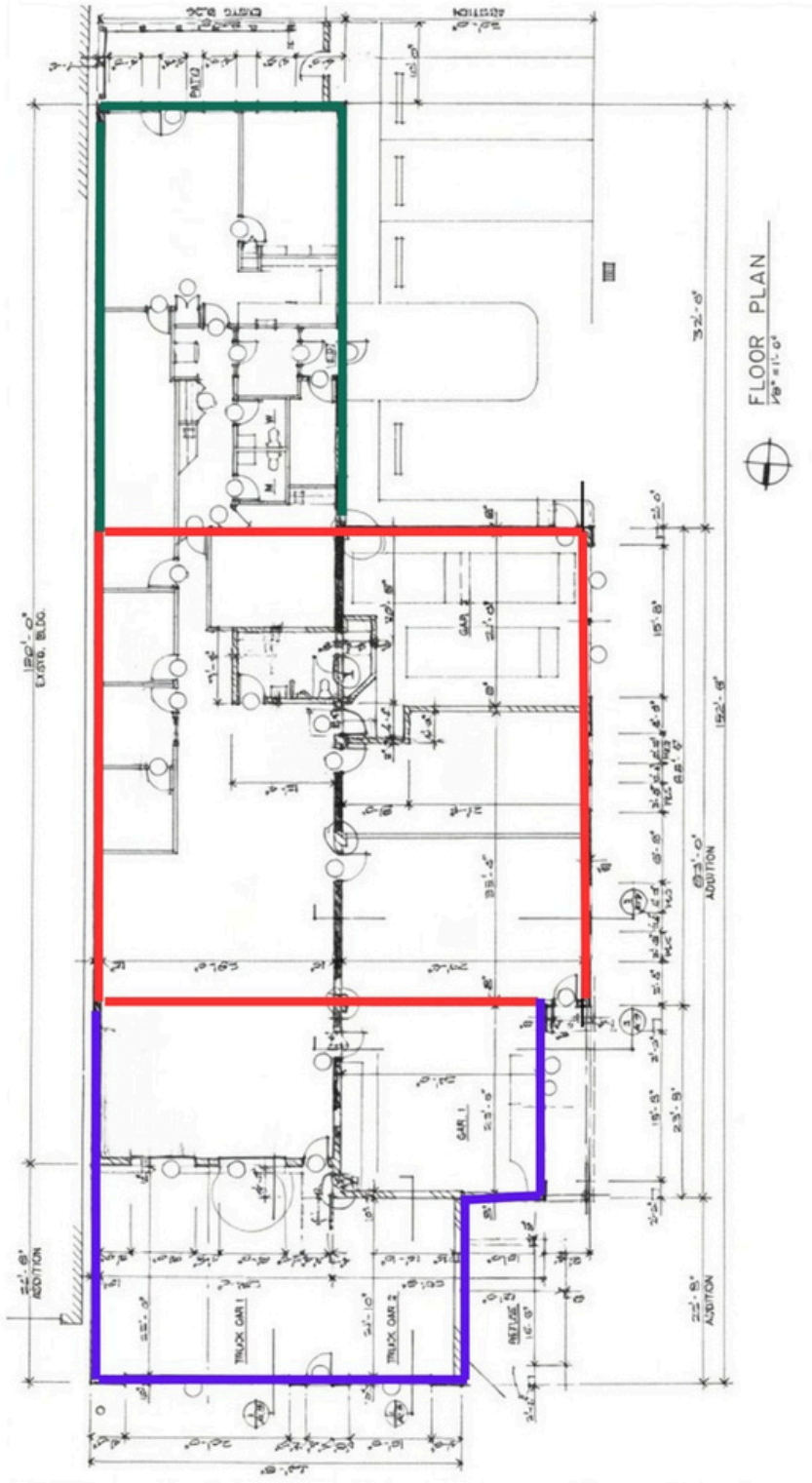


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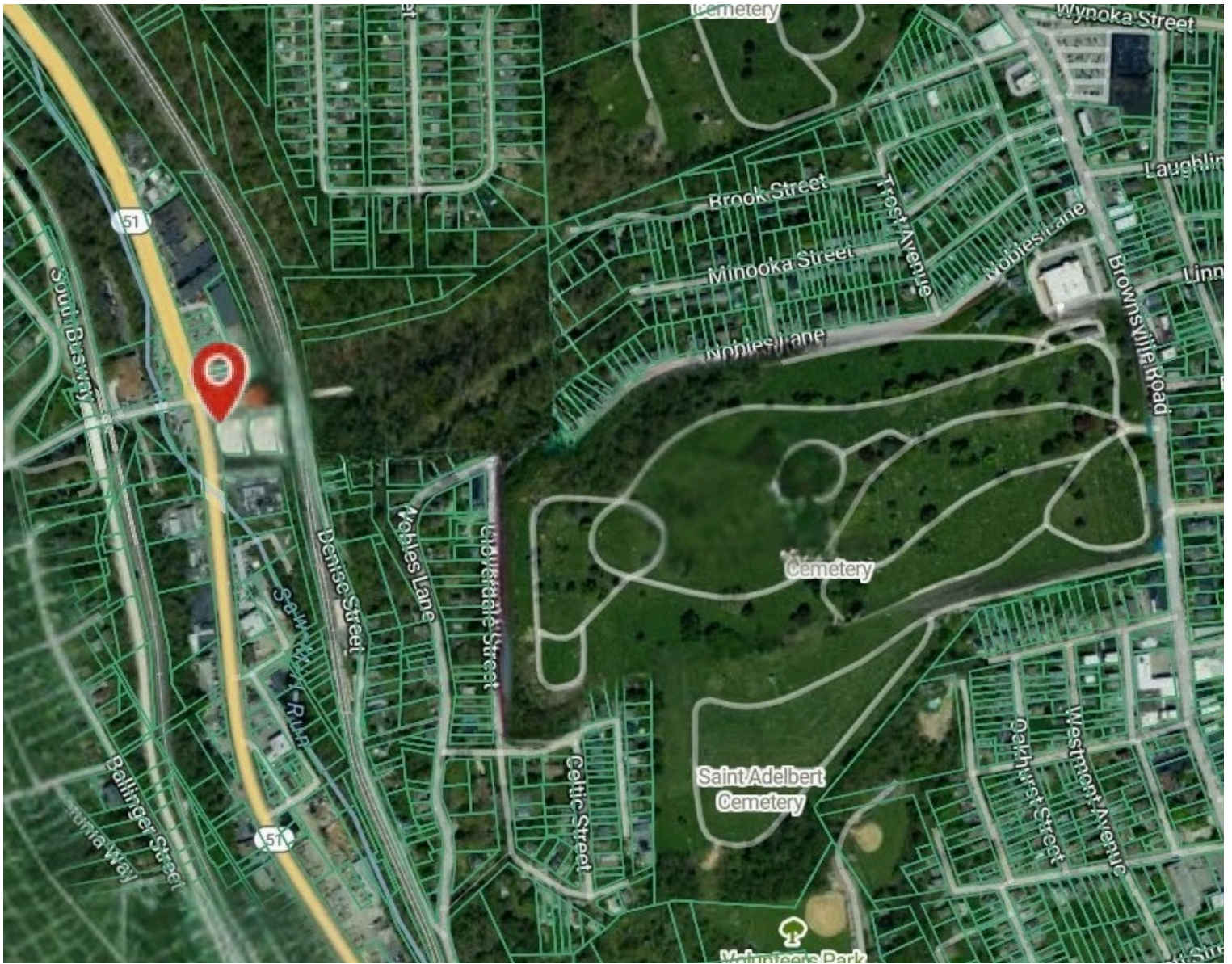


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Ariel View Area & Parcel marked with Red Pin

| Tenants | Rents | Terms |
|----------------------|--------|-------------------|
| 1. Veterinary Clinic | \$5303 | Tenant since 2014 |
| 2. Available | | |
| 3. Available | | |

Building Features

- 400 Amp Service, 3 Phase
- TPO Roof, 2022, 10 yr Warranty
- 50 car Parking Lot
- 12 ft Ceilings
- Hydraulic Lift in Service Area

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