



FOR SALE OR LEASE

9,000 SF COMMERCIAL BUILDING IN PITTSBURGH'S NORTH HILLS!

1044 Saxonburg Blvd, Glenshaw, PA 15116



1044 Saxonburg Boulevard

This 9,000 SF building is located in close proximity to Route 8, Route 28, and downtown Pittsburgh, making it an ideal location for an array of business types.

Although the property is being offered as a turnkey restaurant and brewpub, it is zoned General Commercial (GC) and is well-suited for a wide variety of uses.

Property Highlights

- Turnkey Brewpub, Restaurant and Event Space
- Property is also well-suited for a variety of business types including: Financial Services, Dry Cleaning, Auto Repair, Medical, Professional Offices and more!
- Located on 1.31 Acres of Land
- PA Restaurant Liquor License Available Separately
- Approximately 80 On-Site Parking Spaces
- Parcel ID: 285-C-150



PRESENTED BY:

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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**



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9,000 SF Commercial Building in Pittsburgh's North Hills

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Offering Summary:

- Sale Price: \$750,000.00
- Lease Rate: \$10.50/SF NNN
- 1044 Saxonburg Boulevard has over 80 parking spaces, outdoor seating, two bars and a full kitchen. Included in the sale is the furniture and fixtures (includes 10-BBL brewhouse, three 10-BBL fermenters, chiller unit and steam boiler, stage lighting, sound and game room equipment and more! A full inventory list can be made available upon request.



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Prime Location

1044 Saxonburg Blvd, Glenshaw, PA 15116



Location Overview

1044 Saxonburg Boulevard is located in close proximity to major transportation routes including Route 8, Route 28, and a short drive to downtown Pittsburgh.

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