

3825 SAW MILL RUN BLVD

Brentwood, Pennsylvania 15227



HIGH TRAFFIC LOCATION
with excellent visibility and signage

FOR SALE | FORMER McGINNIS SISTERS
26,250 SF Retail/Flex Building

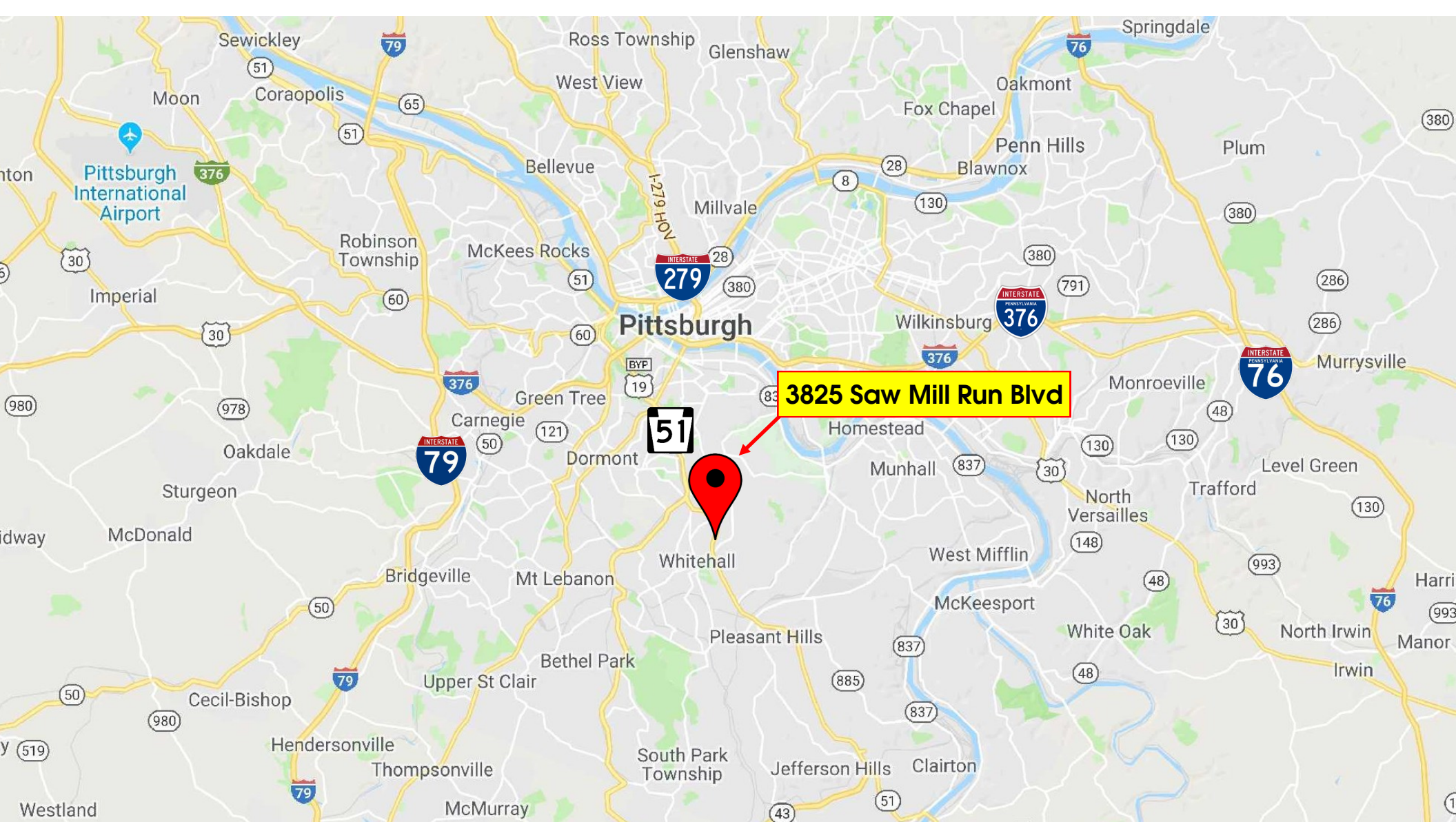
**BAKER
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- ❖ **26,250 SF building previously used as a fitness center.**
- ❖ Ability to convert space into mixed use (*i.e., robotics, hi-tech, office, retail*).
- ❖ **Two first floor office/retail suites.** The first is 2,267 SF; and the second is 1,679 SF, which was previously rented at \$8.00/SF, net of utilities, janitorial and trash.
- ❖ All utilities are available and connected.
- ❖ 20' ceiling height.
- ❖ Situated on ±1.64 acres.
- ❖ 70 car parking lot.
- ❖ Parcel Numbers 188-J-160 and 188-J-164.
- ❖ Zoned Commercial.
- ❖ The property is in a high traffic location with excellent visibility and signage.
- ❖ **FOR SALE AT \$1,400,000**





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