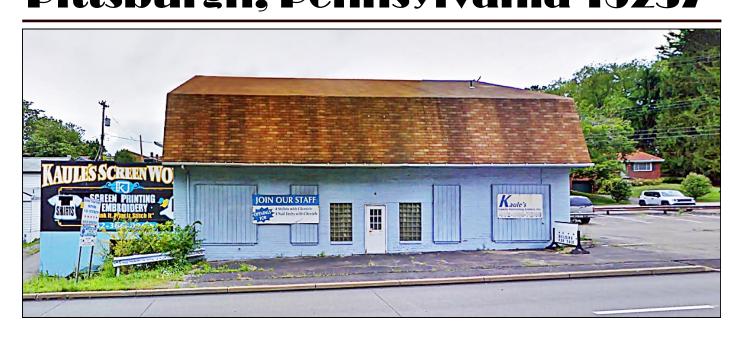
## FOR SALE 7703 PERRY HIGHWAY Pittsburgh, Pennsylvania 15237



- + 11,200 SF Retail / Office Building
- → The ±5,000 SF first floor is vacant; the ±2,800 SF second floor is leased; and the ±3,400 SF lower level is leased
- Perfect first floor location for an owner/ occupier
- + 0.36 acres
- → Parcel 0516-D-00004
- → 35 parking spaces

- Outstanding location on Route 19
- 2016 total population in a 5-mile radius was 145,263
- High traffic site; 16,000 plus vehicles per day
- → Three-phase power
- → Zoned C-1, Commercial

\$675,000

FOR SALE AT \$725,000

## **EXCLUSIVELY OFFERED BY:**

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