

PITTSBURGH, PA 15146



lest View

#### PROPERTY FEATURES

- 7,500 SF Building For Sale or Lease
- Purchase price: \$525,000
- For Lease at \$10/SF nnn
- Ample parking available
- Secure outdoor storage available
- Conference room space with kitchen
- Lobby area
- Monument signage available

**MICHAEL H. SELL** Consultant (412) 877 7070

msell@gsa-cw.com Lic # RS306956

Fox Chapel Plum Penn Hills Sharpsburg Blawnox Millvale Reserve Cemetery LARIMER Churchill Valley Wilkinsburg Pittsburgh Edgewood 611 Thompson Run Rd Swissvale Monroeville, PA 15146 ARLINGTON North Braddock Pitcairn Munhall Braddock ormont banon Traffo Baldwin nship

Cushman & Wakefield | Grant Street Associates, Inc. Pittsburgh, PA 412 391 2600 gsa-cw.com

Oakmont

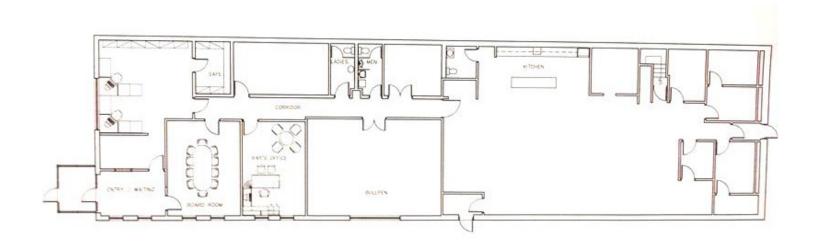
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

GSA or its client. This listing shall not be deemed an offer to lease, sublease or self-such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C its principal, if, as and without such commission of if any) is actually received from such principals. No warranty or representations, expressed or implicible, smade as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, and that the top and the subject to errors, omissions, change of price, and that the logic port authorized by, consociated with the trademark owner, and to any specific listing conditions, imposed by our principals. All photography is used with the trademark owner.





PITTSBURGH, PA 15146







MICHAEL H. SELL

Consultant (412) 877 7070 msell@gsa-cw.com Lic # RS306956

Cushman & Wakefield | Grant Street Associates, Inc. Pittsburgh, PA 412 391 2600 gsa-cw.com

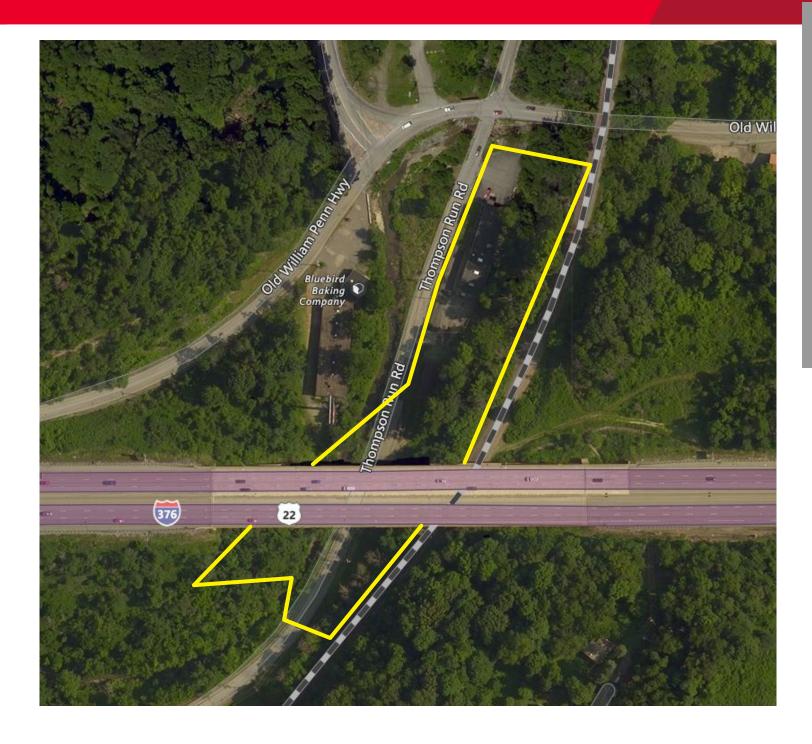
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associate's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSAs agreement with its principal. If, as and when such commission (if any) is actually received from such principal. No warranty or representations, expressed or implicit, smade as to the accuracy of the incidental normalism contained herein, and same is submitted subject to errors, omissions, change of price, entail or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All protography is used with premission and licenseed specifically for Grant Street Associates, inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, prosposed by y prospected by, prosposed by y consociated with the trademark owner.

It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.



PITTSBURGH, PA 15146



**MICHAEL H. SELL** Consultant (412) 877 7070 msell@gsa-cw.com Lic # RS306956

Cushman & Wakefield | Grant Street Associates, Inc. Pittsburgh, PA 412 391 2600 gsa-cw.com

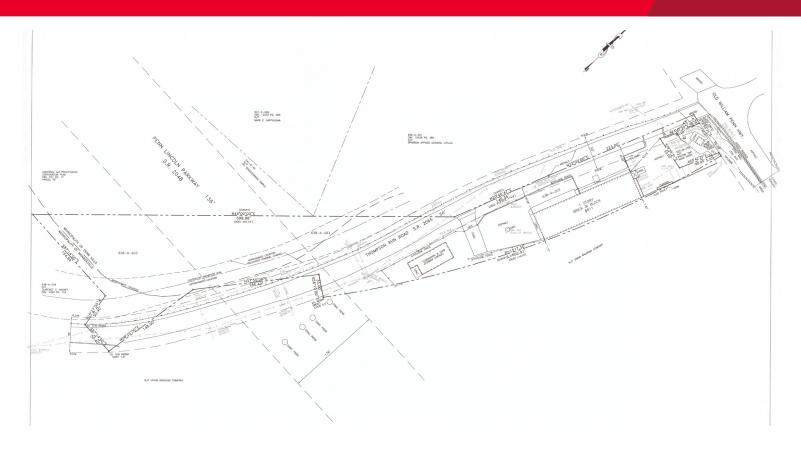
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associate's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSA's agreement its principal. If, as and when such commission (if any) is actually received from such principal. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of prior, rental or other conditions, withdrawal without no and to any specific listing conditions, imposed by our principals. All protocyparty is used with permission and idensed specifically for Grant Street Associates, inc. All log our table to lego, and that the lego is not authorized by, grossored by or association with the trademark owner.

It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.



PITTSBURGH, PA 15146







**MICHAEL H. SELL** Consultant (412) 877 7070 msell@gsa-cw.com Lic # RS306956

Cushman & Wakefield | Grant Street Associates, Inc. Pittsburgh, PA 412 391 2600 gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associate's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSAs agreement with its principal. If, as and when such commission (if any) is actually received from such principal. No warranty or representations, expressed or implicit, smade as to the accuracy of the incidental normalism contained herein, and same is submitted subject to errors, omissions, change of price, entail or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All protography is used with premission and licenseed specifically for Grant Street Associates, inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, prosposed by y prospected by, prosposed by y consociated with the trademark owner.

It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.