



Asking Price:  
~~\$275,000~~  
\$265,000

**35 GRANT AVENUE**  
Duquesne, PA 15110

Partnership. Performance.

### Property Highlights

- **HIGH CAP RATE INVESTMENT OPPORTUNITY**
- **8,000 SF 2 Level Building**
- Zoned C-2 Commercial
- High Visibility from Rt. 837
- Positioned across the street from RIDC City Center of Duquesne
- On-site Available Parking
- 5 minutes to the Waterfront
- 25 minutes from Downtown Pittsburgh

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For more information contact:

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