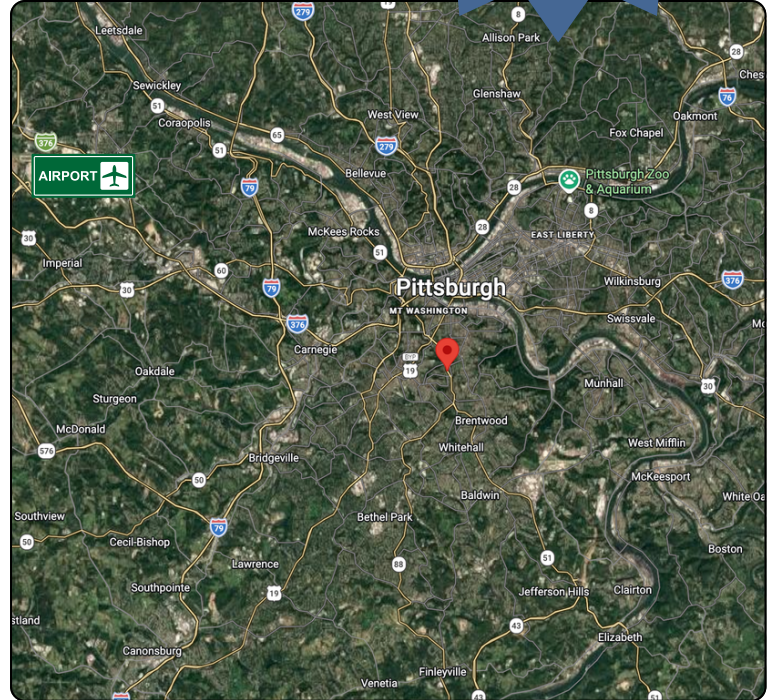


Property For Sale

1657 Saw Mill Run Blvd
Pittsburgh, PA 15210

\$895,000



Key Features:

- **Land: +/- 14,750 SF made up of two (2) parcels**
- **Building: +/- 12,236 SF - Partial two (2) story**
- **Parking: +/- 15 Spaces**
- **Zoned NDI: Neighborhood Industrial**
- **Great Owner User of Existing Building or Redevelopment Opportunity**
- **Masonry/Concrete Block/Brick Construction**
- **Located along busy Route 51 corridor – 35,000+ Vehicles Per Day**
- **Close Proximity to all Highways**
- **Adjacent Property Potentially Available with Sale**
- **Operating business not included**

Pat Morosetti
Principal
Director of Brokerage

412-231-4444

FOURTH RIVER
DEVELOPMENT LLC

Fourth River Development LLC
7112 Front River Road
Pittsburgh, PA 15225
www.fourthriverdevelopment.com