

FOR LEASE • FOR SALE

ROUTE 8 COMMERCIAL OPPORTUNITIES IN BUTLER

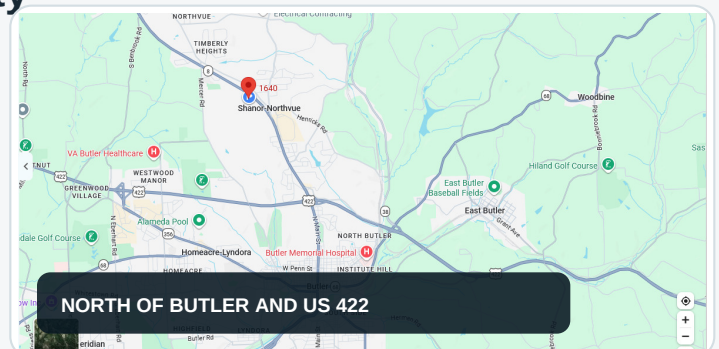
Retail • Flex • Garage • Commercial Land



A flexible Route 8 commercial property

Approx. 26,000 SF multi-tenant property with expansive parking, high visibility and configurations for local operators, service businesses and growing commercial users.

- Retail, office, garage and flex-space options
- C-1 commercial zoning
- Large, well-lit parking field
- Home of the Butler Flea Market on Sundays



Direct Route 8 frontage

The property is north of downtown Butler and north of US 422.

850-4,000 SF

SUITE CONFIGURATIONS

1.3-5 AC

LAND LEASE OPTIONS

\$175,000

APPROX. 1-ACRE ASK

40,006

POPULATION WITHIN 5 MI

MULTIPLE SPACE TYPES • FLEXIBLE SIZES • WEEKLY ON-SITE MARKET ACTIVITY

SCHEDULE A TOUR OR REQUEST DETAILS

724-285-4703

bambaminvestments@pm.me

Choose the space that fits your business

Route 8 • Butler, PA

SUITE 1

850-2,500 SF

RETAIL / SHOWROOM

- Vaulted Route 8 storefront windows
- New furnace and central A/C
- Flexible size and expansive parking

Minimum 2-year lease

SUITE 4A

1,700 SF

PULL-THROUGH GARAGE

- Two opposing 10'+ overhead doors
- 10'+ ceiling, office and furnace
- Floor drains throughout

Lease terms available upon request

SUITE 4B

1,600-4,000 SF

FLEX / RETAIL

- 12' ceiling in 1,600 SF base section
- Open shell; expandable configuration
- Multiple furnaces; shared restroom

3+ years • \$8/SF/YR + gas & electric

SUITE 6A

2,000-2,750 SF

FLEX / SERVICE

- 10' sidewalls and 10' drop ceiling
- Up to 16' center peak if removed
- Open shell; build-to-suit considered

3+ years • Tenant pays utilities

COMMERCIAL LAND LEASE

Approx. 1.3-5 acres

FLEXIBLE SITE CONFIGURATION

- Route 8 frontage and paved access
- Flat gravel/grass areas
- Water, sewer and natural gas available

Acreage and terms negotiable

1-ACRE PAD

Approx. 1 acre

FOR SALE OR LAND LEASE

- Water and sewer at the site
- Natural gas and power lines nearby
- Proposed commercial subdivision

\$175,000 asking price • Lease terms available

SCHEDULE A TOUR OR REQUEST DETAILS

724-285-4703

bambaminvestments@pm.me