

# MUSIAL REAL ESTATE

& CONSULTING, LLC

## FOR SALE OR LEASE

UP TO 19,181 SF



**110 Penn Avenue, Pittsburgh, PA 15210** is current home to a long standing, family owned automotive sales and service center

6,542 SF showroom/office/storage space with one drive in door, forced air heating and cooling

12,639 SF automotive service garage/warehouse with 2 drive in doors, combination of above ground and hydraulic lifts, gas suspended heaters

Potential uses: garage work center, automotive & repair, contractors garage, office/storage, or light manufacturing, flex space

Excellent adaptive reuse development opportunity

- ✓ 3 phase power
- ✓ LED warehouse lighting
- ✓ 2<sup>nd</sup> floor ceiling 14 ft, 9 under beam
- ✓ Multiple signage locations
- ✓ 3 drive in garage doors
- ✓ Mixed use zoning

**Floor 2: \$4,500 Per month - NNN**

**Floor 1 & 2: \$8,000 per month - NNN**

**Sale Price: \$1,200,000**

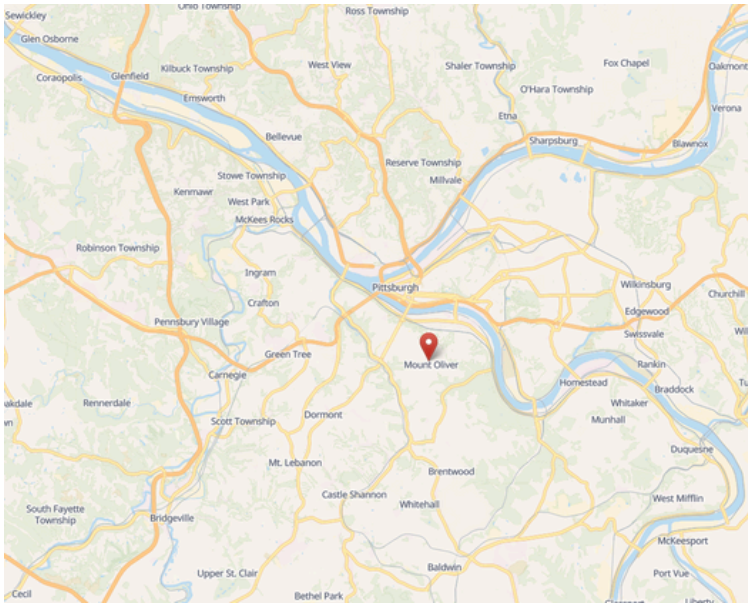
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Sales + Leasing + Management

[www.musialrealestate.com](http://www.musialrealestate.com)



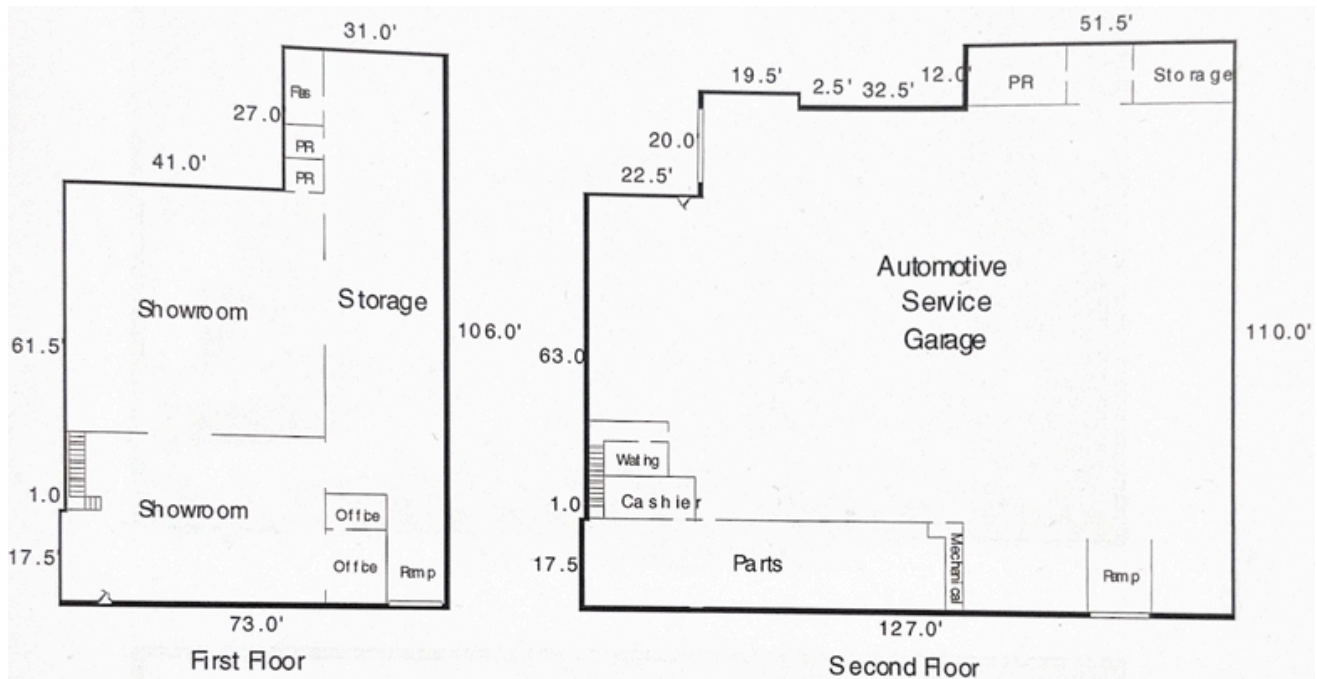
### Driving distance to points of Pittsburgh:

Route 51: 1.3 miles

Downtown Pittsburgh: 2.5 miles

I-279/376 Interchange: 2.9 miles

I-79 interchange: 7.8 miles



**FIRST FLOOR: 6,542 SQ. FT.**

**SECOND FLOOR: 12,639 SQ. FT.**

**TOTAL GROSS BUILDING AREA: 19,181 SQ. FT.**