

# 230 NORTHGATE DR.

Warrendale, PA 15086



**BERKSHIRE  
HATHAWAY**  
HomeServices  
The Preferred Realty

For Sale | 2.5 Acres | Land



## Marketing Description

- Prime lighted corner location
- 2.5 acres
- Tremendous potential for a mixed use development with residential or office over top of retail
- Other potential uses include certain retail uses under the TC zoning
- Abundant retail, office and industrial activity within just a few miles of this location
- Asking price: \$1,795,000
- Town Center zoning in Marhsall Township adjacent to Pinewood Place - Class A office building, located just off Route 19 at Northgate and the Red Belt. Strategic

**For more information or to Schedule a Tour:**

**Sharon Scheidemantle | [SharonScheidemantle@TPRSold.com](mailto:SharonScheidemantle@TPRSold.com)**

Commercial Office: 9840 Old Perry Highway Wexford, PA 15090



**Population:**  
213,914



**Household Income:**  
\$139,959



**Total Businesses**  
3,316



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## Property Location



- Minutes to RIDC Thorn Hill Industrial and business park, Copperleaf Corporate Center, Brooktree Office Park, Cranberry Mall, Cranberry Springs and more
- Northgate drive is envisioned by Marshall Township to become “downtown Warrendale” with new sidewalks and business synergies

# Site Plan

