

MIXED-USE BUILDING
FOR SALE

36,000 SF ON 6.9 ACRES



1028 Blackthorne Drive

THE CLUB AT BLACKTHORNE | PENN TOWNSHIP, PA 15644

REDEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

Address	1028 Blackthorne Dr, Jeannette, PA 15644
Municipality	Penn Township, Westmoreland County
Parcel Number	55-04-00-0-106
Lot Size	6.9 acres
Zoning	Mixed Density Residential
Permitted Uses	Community center, health and fitness facility, personal service establishment, worship facility, group home, bed and breakfast
Building Size	36,000 SF: <ul style="list-style-type: none">• Lower Level: 15,000 SF• First Floor: 15,000 SF• Mezzanine: 6,000 SF
Year Built	2019
Building Layout	Multi-story entertainment facility
Site Access	2 miles from Route 22 via Harrison City Rd; 4.7 miles from the Route 22/Route 66 interchange in Delmont, PA
Parking	256 surface parking spaces



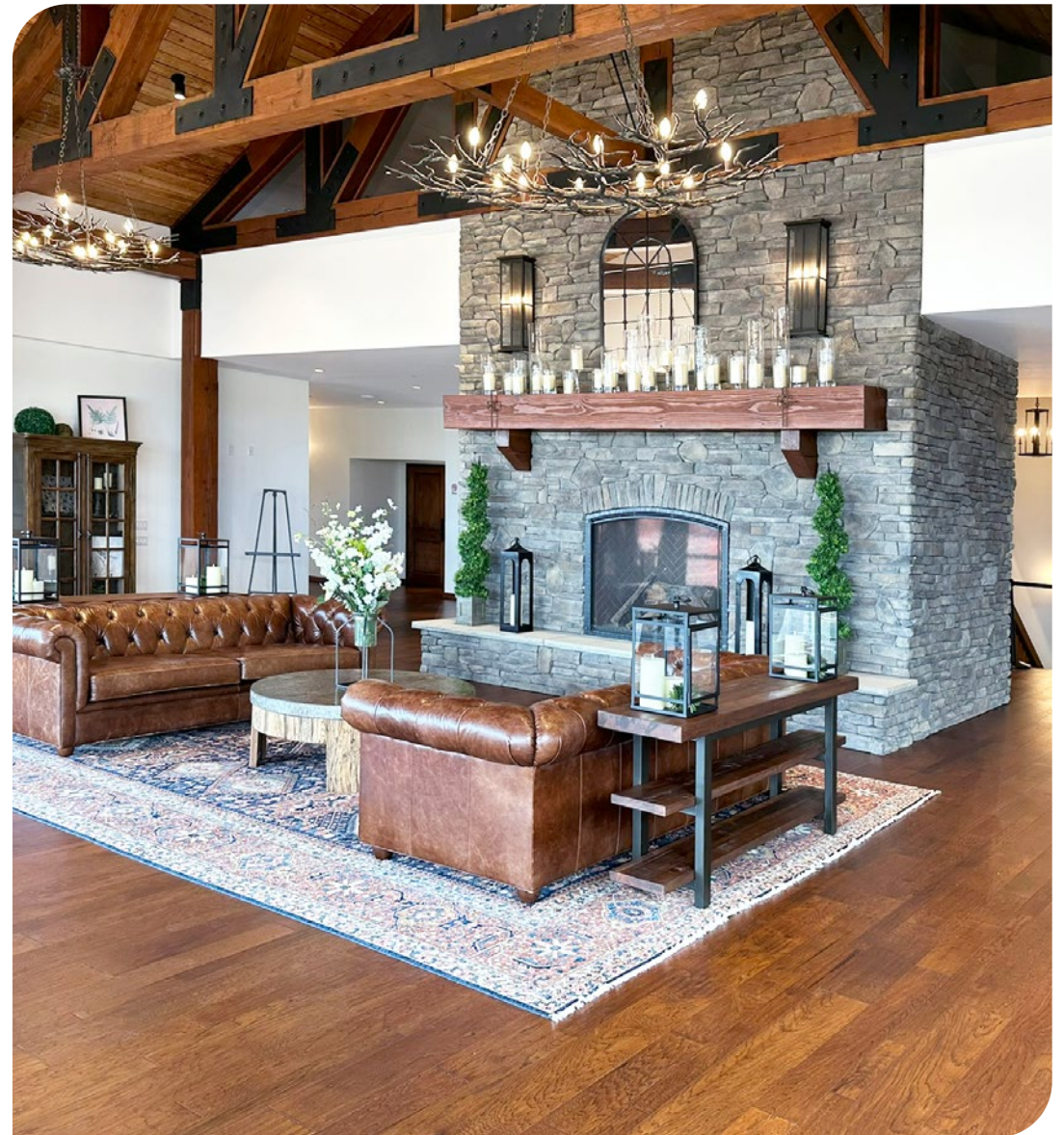
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BUILDING HIGHLIGHTS

- Flexible event spaces, accommodating up to 250 guests across the first floor and mezzanine level
- Outdoor pavilion with capacity for up to 200 attendees
- Exposed beams and floor-to-ceiling fireplaces
- Accessible Amenities: elevator, fully-equipped handicap-accessible restrooms on every floor
- Scenic balcony with panoramic views
- Dedicated lower level entry with separate parking
- Lower level features a former pro shop, locker rooms, garage, and an in-progress restaurant with full kitchen and 2 golf simulator bays



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EXTERIOR



OUTDOOR PAVILION WITH CAPACITY FOR UP TO 200 ATTENDEES

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INTERIOR



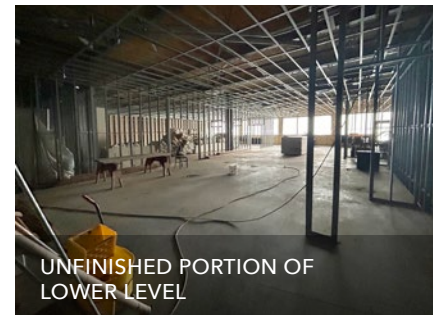
FIRST FLOOR EVENT SPACE



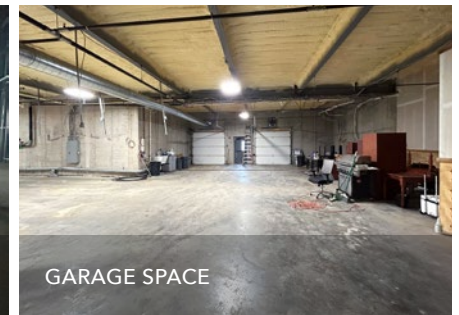
SECOND FLOOR MEZZANINE



PREP KITCHEN WITH WALK-IN COOLER



UNFINISHED PORTION OF LOWER LEVEL



GARAGE SPACE

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