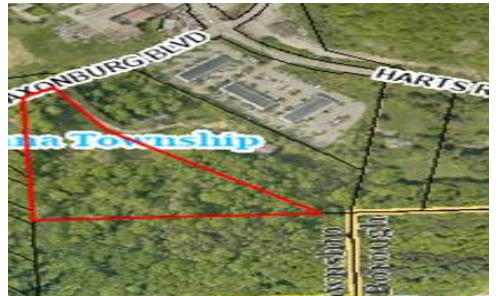


3376 Saxonburg Boulevard

Central Indiana Township Location close to Rt. 8

LAND For SALE



Excellent opportunity for development! Currently, zoned Office/Flex Commercial and located in a Medium Density Residential Area featuring established retail shops, restaurants, services other commercial and light industry businesses. Land has residential possibilities also. Central location in Indiana Township.

- 5.74 Acres
- Est. Commercial and Residential Area
- Central Area Destination Spot
- Central Location to Pittsburgh & North of Pgh



Karen Jane McIlwain

Realtor: Commercial, Residential, Leasing, Land
412-782-3700 OR 412-897-5308
karenjanemcilwain@tprsold.com
karenjanemcilwain.thepreferedrealty.com/

Berkshire Hathaway HomeServices The Preferred Realty
1376 Freeport Rd. Pittsburgh, PA 15238

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

THE PREFERRED
REALTY

COMMERCIAL

3376 Saxonburg Boulevard, Glenshaw, Pennsylvania 15116

Listing

Farm-Acreage-Lot



3376 Saxonburg Boulevard

MLS #: **1690616** Status: **Active** List Price: **\$735,000**
 Address: **3376 Saxonburg Boulevard** County: **Allegheny-North**
 Area: **Indiana TWP - NAL** Zip Code: **15116**
 Postal/Mailing City: **Glenshaw** State: **Pennsylvania**
 Directions: **Rt 8 to Saxonburg Blvd; Rt 8 to Harts Run Rd, R on Saxonburg Blvd; Dorseyville Rd to Harts Run Rd, L on Saxonburg Blvd**

Lot:
 Lot Desc:
 Acres: **5.74** Front: **80**
 Depth: **655** Zone: **CIB**
 School District: **Fox Chapel Area**
 School Trans: **Yes** Public Trans:



General Information

Bedrooms: **0** Full Baths: Partial Baths:
 Buildings:
 Uses: **Office/Flex Commercial** Insulation:
 Terrain: Improvements:
 Are the Listing Images Digitally Altered/Staged?: **No** Encumbrances:

Remarks

Excellent opportunity for development! 5.74 Acres located in both an established and charming commercial and residential area in Indiana Township bordering Fox Chapel Borough. The area is a central destination for retail shopping and dining close to the busy intersection of Harts Run Road and Saxonburg Blvd. Currently zoned Office/Flex Commercial and located in a Medium Density Residential Area, it is steps away from the popular shopping plaza, Hartwood Towne Centre, and other established restaurants, shopping spots and service businesses. With a zoning change, the property also has residential development possibilities and would be a great spot for a patio homes development. A residential lot concept plan for single family homes is available. Easy commute to Downtown Pittsburgh, Shadyside, Oakland, Universities, Hospitals & Route 8. Located in Fox Chapel Area School District and served by Fairview Elementary.

Agent Remarks

4x4 'Land for Sale' marks location. Park on the graveled area on the land. Pink tags mark the land's boundaries along with Survey Corner Markers. Need zoning change for Residential Use but owners have developed plan with 5 lots off of one road contact me for more details. Oil, gas and mineral rights are negotiable.

Features

Type Property: **Com Land (5 Acres or More)** Year Built:
 Style: Access:
 Construction:
 Electricity: **Available** Gas: **Available**
 Map#/Block#/Lot#/Info: **0524-A-00213-0000-00**
 Water: **Available** Sewer: **Available**
 Possession: **Closing** Show: **Appointment With Listor**
 Value: Tenant Occ: **No** Taxes: **\$1,756**

Office Information

ENT: Foreclosure: Short Sale:
 Seller Consider Concession Y/N:
 Owner: **Andrews & Asso Inc** Tour Date:
 Contact: **KarenJane** Phone: **412-897-5308**
 Agent: **Karen Jane McIlwain** Phone: **412-897-5308** Cell Phone: **412-897-5308**
 Email: **KarenJaneMcIlwain@tprsold.com**
 Agent State License #: **RS316563** Broker State License #: **RB043060C**
 List Office: **15124 - BERKSHIRE HATHAWAY HOMESERVICES** Phone: **412-782-3700 ext.**
THE PREFERRED REAL
 List Date: **03/05/2025** Expire Date: **03/05/2026** Pending Date:
 Tour URL:
 Media Tour URL:

Tuesday, July 15, 2025

3:52 PM

Requested By: Karen Jane McIlwain



SAXONBURG BLVD

HARTS RUN RD

SIGLER DR

Indiana Township

Indiana Township

Fox Chapel Borough

Fox Chapel Borough

300 600ft



Estimate Land Dimensions

