

OFFERING MEMORANDUM

**For Lease | Restaurant
Space with Outside
Seating & Liquor
License**

2749 NOBLESTOWN ROAD

Pittsburgh, PA 15205

PRESENTED BY:

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LOCATION INFORMATION

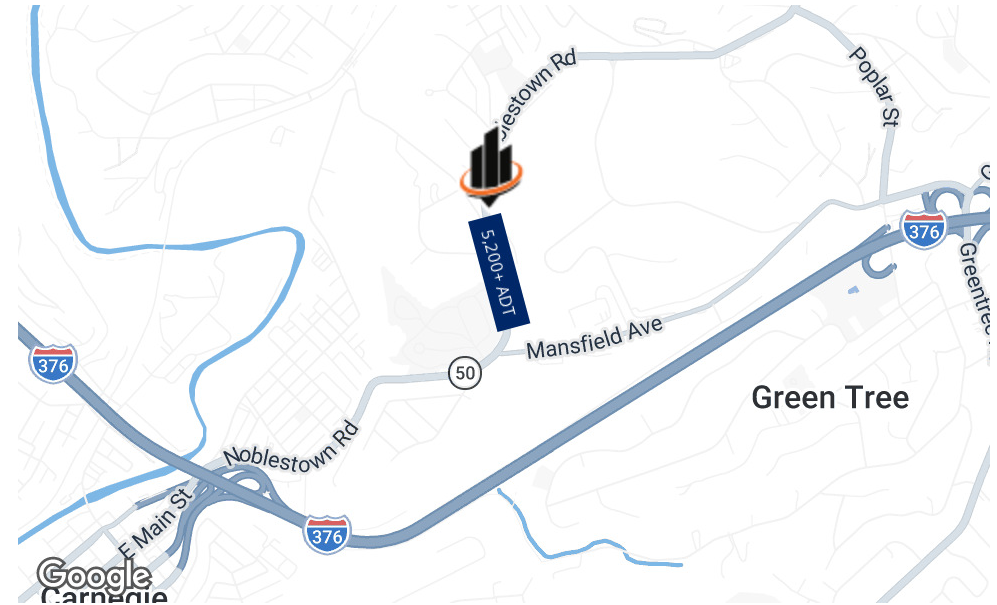
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,000 per month (+ utilities)
BUILDING SIZE:	6,500 SF
AVAILABLE SF:	6,500 SF
LOT SIZE:	1.928 Acres
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this restaurant space available for lease located at 2749 Noblestown Rd in Greentree, PA. This premier space offers a rare opportunity with a liquor license available. The second floor features a spacious prep area and additional space for meeting or banquet rooms, complemented by a well-equipped beer cooler and potential for 27 taps. With an outside seating area for 40+ patrons, a large parking lot, and excellent signage, this property is primed for success.

PROPERTY HIGHLIGHTS

- Liquor license available
- 3,250 SF per floor
- Second floor consists of prep area and additional space for meeting or banquet rooms
- Beer cooler and potential for 27 taps
- Outside seating area for 40+
- Large parking lot with over 75 lined and paved parking spaces
- Excellent signage on Noblestown Rd in Greentree, PA

EXTERIOR PHOTOS

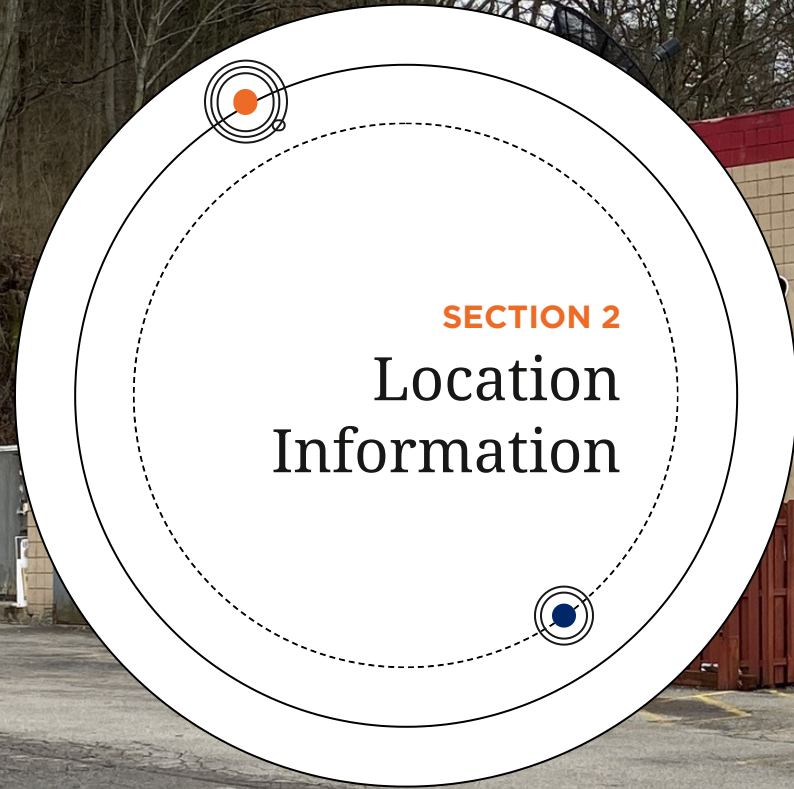


INTERIOR PHOTOS



INTERIOR PHOTOS

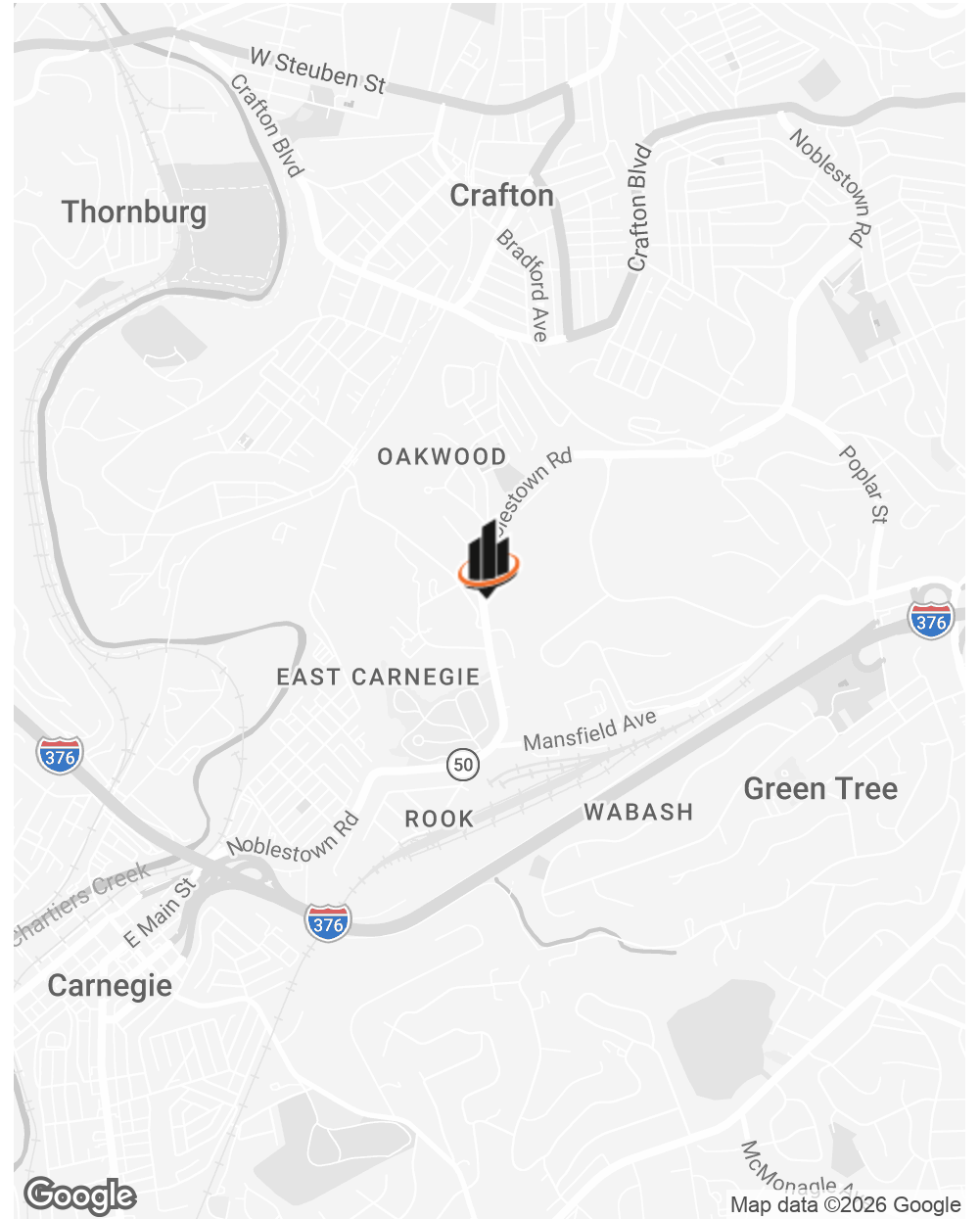
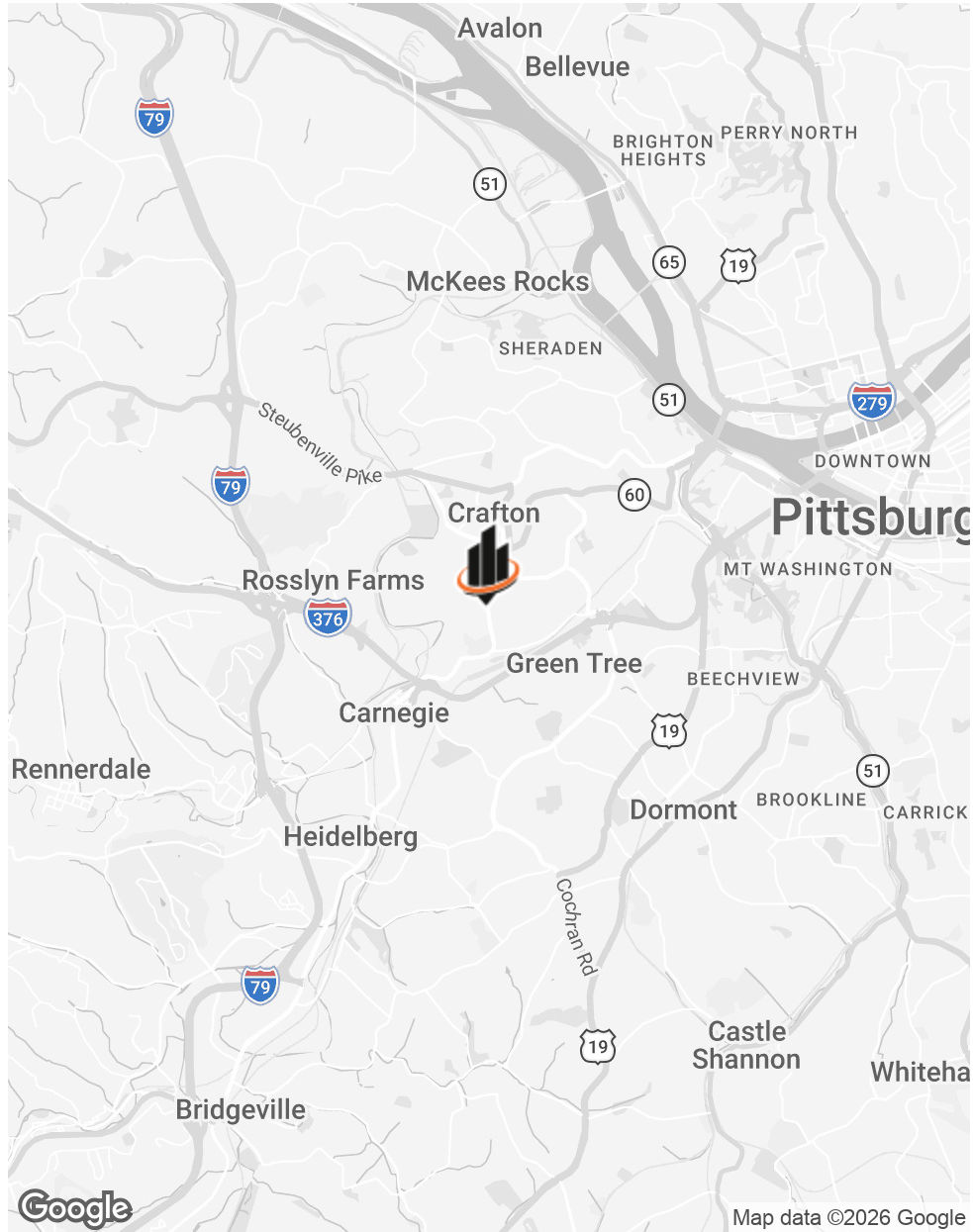




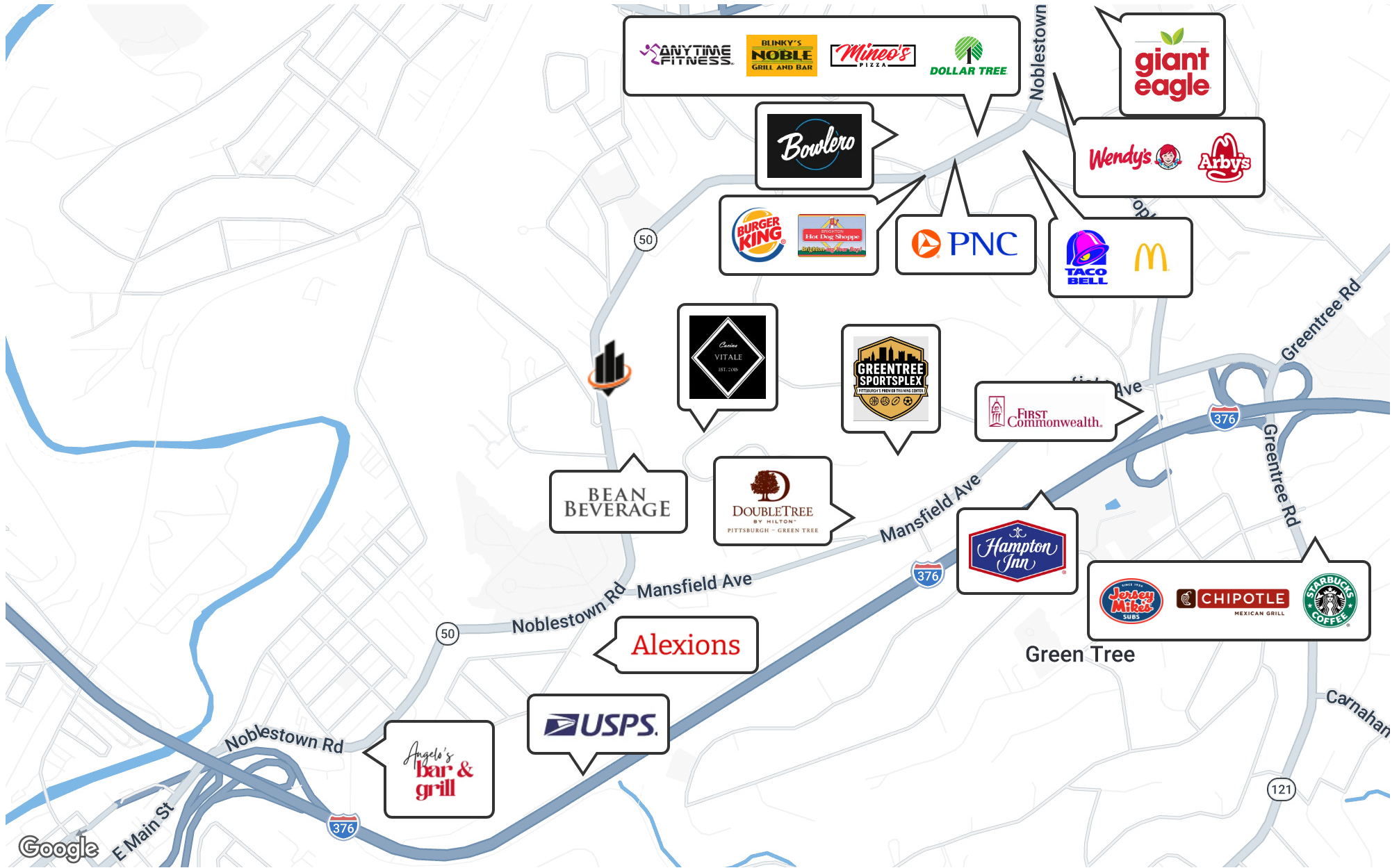
SECTION 2
Location
Information



LOCATION MAPS



RETAILER MAP



PARCEL MAP





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