

COMMERCIAL BUILDING FOR SALE

# 31 Donati Road

## \$695,000

PITTSBURGH, PA (Bethel Park) 15241



www.massaroproperties.com

412 - 490 - 1710



### PROPERTY HIGHLIGHTS

- Outstanding location of Fort Couch Road near South Hills Village Mall
- Two-Story building totaling approximately 3,000 SF plus basement
- 25 pad parking spaces included on 0.427 acres
- Zoned C-2 General Commercial District (Bethel Park)
- Previous uses include Salon, Dentist/Medical Office and Music School- Can be converted to restaurant or multi-tenant commercial



Bethel Park commercial location perfect for a variety of uses: single or multi-tenant. Well-maintained building inside and out with LVT floors throughout (original hardwoods underneath), working gas fireplace, large modern windows, and expansive sunroom/atrium. ADA accessible side entrance and restroom on each level. Newer mechanicals throughout including tank-less hot water system, furnace and A/C units.

Prime location off of Fort Couch road less than a quarter mile from South Hills Village and SHV Transit Station.

Property features programmable electronic signage perfect for business advertising. Average daily traffic counts in excess of 24,275 vehicles.



TOURS AVAILABLE

**Brandi Welsch | 813-924-3657 | bwelsch@massaroproperties.com**