

6027 NATIONAL PIKE

GRINDSTONE, PA 15442



FOR SALE OR LEASE

PRIME COMMERCIAL OPPORTUNITY: 24,733 SF

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PROPERTY OVERVIEW



PRIME COMMERCIAL OPPORTUNITY

Unlock the potential of your business with this exceptional commercial property located at 6027 National Pike in Grindstone, PA. Strategically situated along a major thoroughfare, this property offers unparalleled visibility and accessibility, making it an ideal choice for a variety of business ventures.

WHY THIS PROPERTY STANDS OUT

6027 National Pike presents a unique opportunity for businesses seeking a prime location with significant visibility and accessibility. The combination of a high-traffic location, versatile space, and modern amenities makes this property an attractive choice for entrepreneurs and established businesses alike.

Seize the chance to elevate your business with this exceptional commercial space. Contact us today to arrange a viewing and explore how 6027 National Pike can become the cornerstone of your business success.

R.T. WALKER

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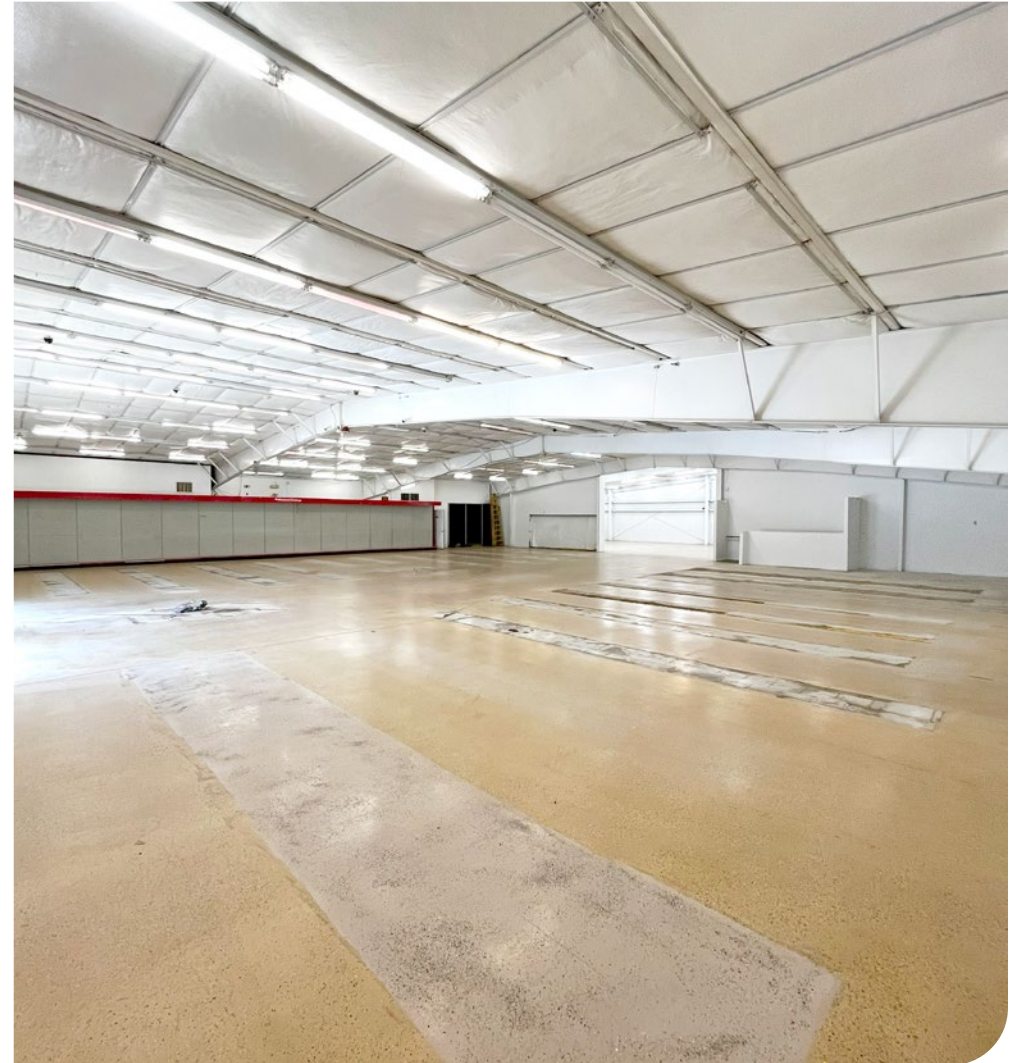
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PROPERTY OVERVIEW

KEY PROPERTY FEATURES

- **Former Ace Hardware:** Open floorplan with high ceilings (16'). Full basement could accommodate additional business or tenant.
- **Strategic Location:** Positioned on the highly traveled Historic National Pike, this location ensures maximum exposure and easy access for both customers and clients. Benefit from the high visibility and convenient connectivity to surrounding areas and major routes.
- **Versatile Space:** The property features a flexible floor plan that can accommodate a wide range of commercial uses, including retail, office, or service-based businesses. The spacious interior provides ample room for customized layouts to suit your specific business needs.
- **Infrastructure:** Equipped with essential utilities, this property is ready to support your business operations from day one. The building is well-maintained and designed to facilitate smooth business functioning.
- **Ample Parking:** Enjoy the convenience of abundant parking space for both employees and customers. The property offers a parking area, reducing any concerns about accessibility and ensuring a positive experience for visitors.
- **Community and Growth:** Grindstone is a thriving community with a supportive local business environment. Benefit from the area's growth and development while establishing your business in a location that fosters both community engagement and commercial success.



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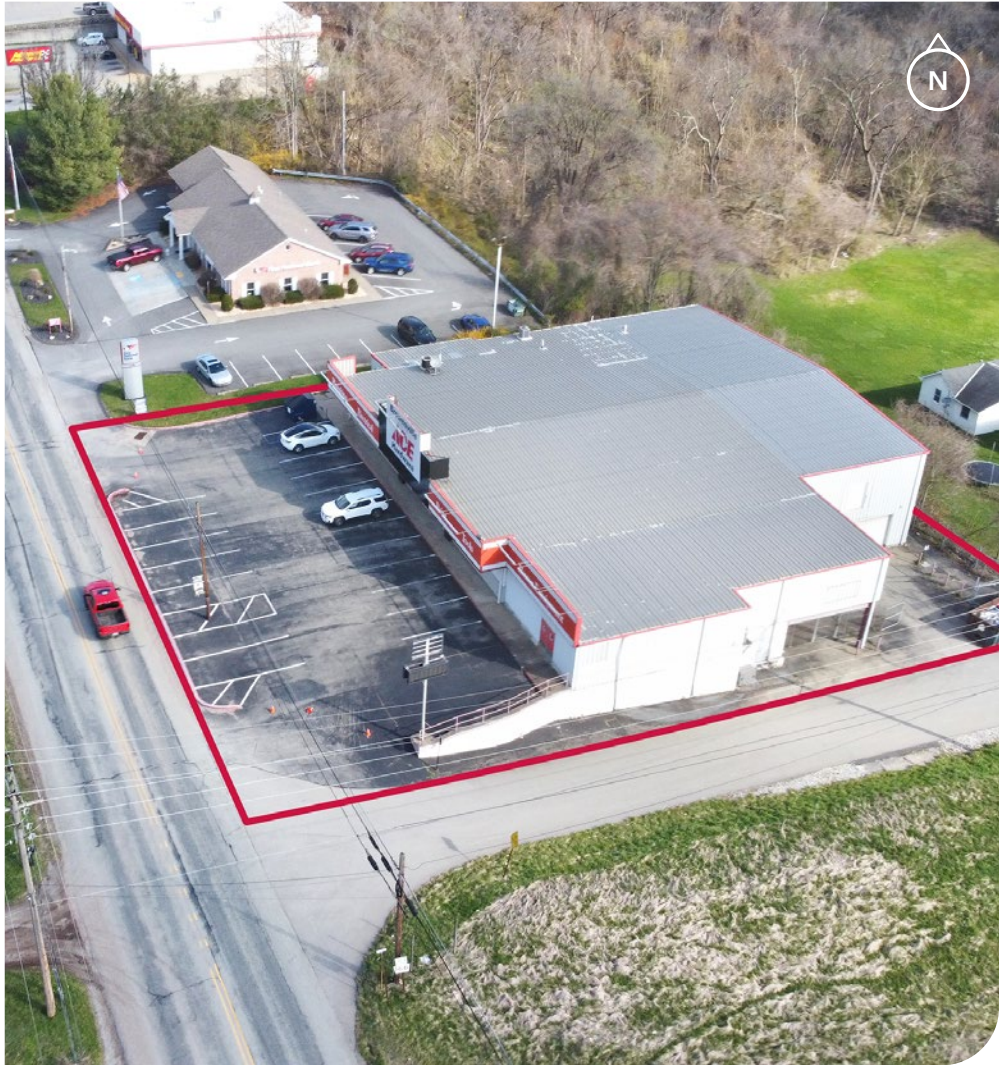
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PROPERTY SPECS

Building Type	Commercial/Flex; former Ace Hardware
Building Size	24,733 SF, 2 stories (includes full basement)
Building Class	C
Parcel Size	0.52 acres (Parcel ID: 30-04-0067-01)
County	Fayette County, PA
Zoning	Commercial/Retail
Year Built	1999 (approx.)
Lease Rate	\$10.00/SF, NNN
Sale Price	\$1 MM
Construction Type	Steel frame
Roof	Metal roof
Clear Height	16'
Drive-In Doors	(1) 12' x 12' in front of building (1) 12' x 14'w in lower rear
Power	Single-phase electric
HVAC	New
Utilities	All public utilities
Car Parking	24 surface spaces



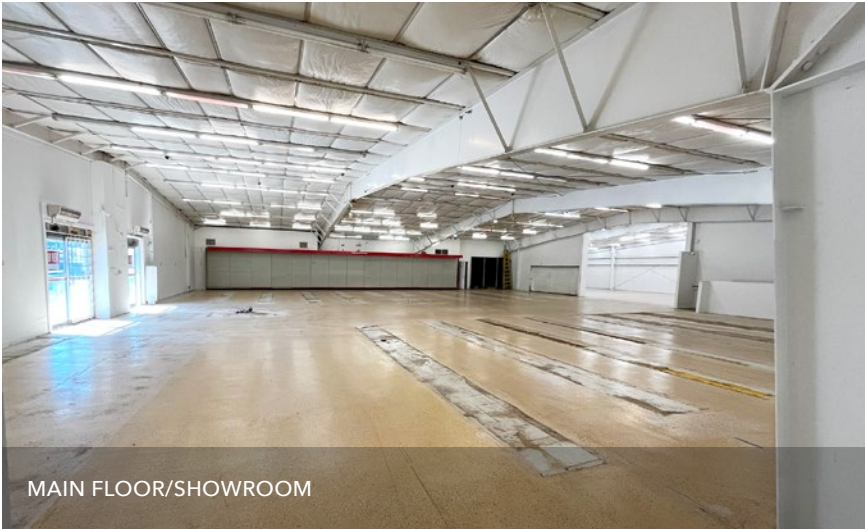
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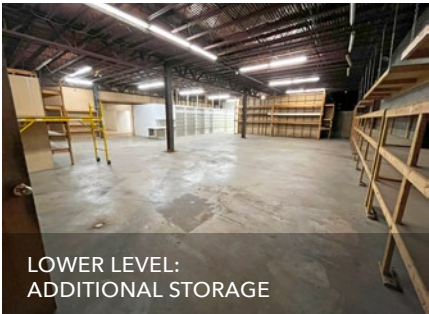
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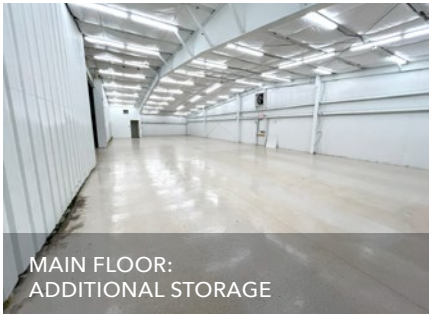
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MAIN FLOOR/SHOWROOM



LOWER LEVEL:
ADDITIONAL STORAGE



MAIN FLOOR:
ADDITIONAL STORAGE



LOWER LEVEL:
DRIVE-IN DOOR

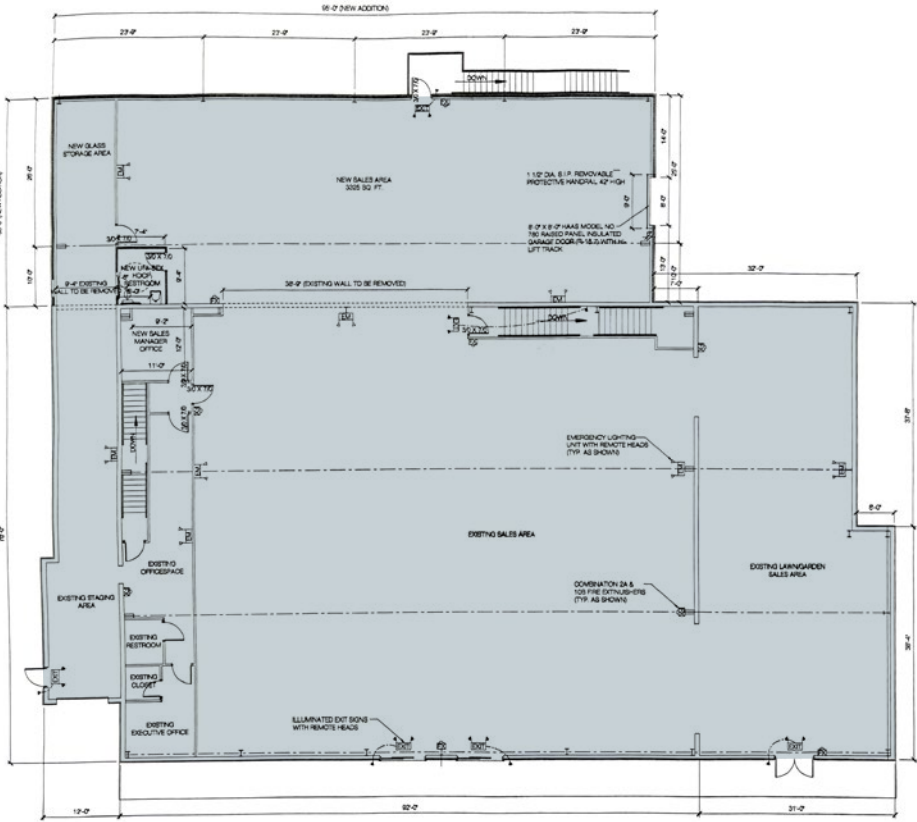


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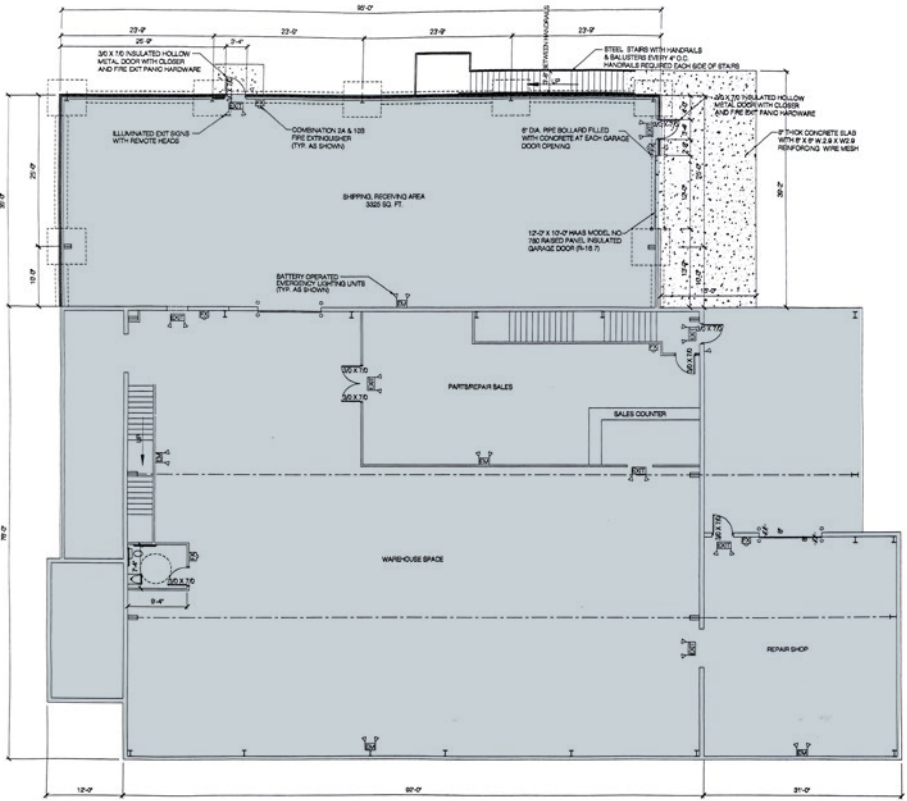
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BUILDING PLANS



FLOOR PLAN ADDITION -- 3325 SQ. FT.
SCALE - 1/8" = 1'-0"

MAIN LEVEL



BASEMENT FLOOR PLAN
SCALE - 1/8" = 1'-0"

LOWER/BASEMENT LEVEL

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LOCATION



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AREA AMENITIES



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