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RE/MAX SELECT REALTY

5807 Penn Ave

Pittsburgh, PA 15206-3816

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SELECTHOMEFINDER.COM

FOR SALE | SPECIAL PURPOSE PROPERTY

# 825 COMMONWEALTH AVE

WEST MIFFLIN, PA 15122



PRESENTED BY:

**TYLER PETIT**

Senior Advisor

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

## TABLE OF CONTENTS

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### PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

### LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP

### DEMOGRAPHICS

- 12 DEMOGRAPHICS MAP & REPORT

### ADVISOR BIOS

- 14 ADVISOR BIO 1
-

1

## PROPERTY INFORMATION

### IN THIS SECTION

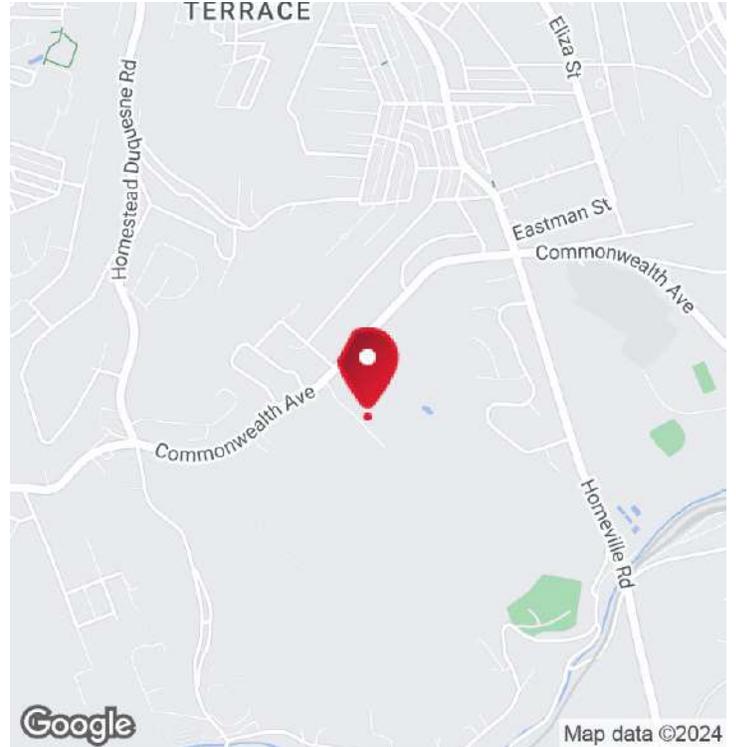
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



Sale Price	<b>\$2,300,000</b>
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## OFFERING SUMMARY

Lot Size:	150+ Acres
Price / SF:	\$2,300,000.00

## PROPERTY OVERVIEW

Situated on over 150 acres in the serene suburban community of West Mifflin, Westwood Golf Course is a prime investment opportunity. This well-maintained 18-hole golf course offers a blend of natural beauty and modern amenities. The course features sand traps and maintains beautiful tree lines, providing a picturesque and challenging layout that attracts golf enthusiasts of all skill levels. The property includes a large, multifunctional clubhouse equipped with a dance floor and banquet hall, perfect for hosting a variety of events. The on-site restaurant and bar provide a complete dining experience, enhancing the appeal of the venue for both regular patrons and event attendees.

The golf course is equipped with a driving range, golf carts, cart paths, and a pro shop, ensuring a complete and satisfying experience for all visitors. Importantly, the property includes two NNN (Triple Net) leases that cover the entirety of the course and structure, offering a stable and attractive income stream for investors.

Westwood Golf Course represents a unique opportunity to acquire a well-established, income-generating property with extensive facilities and strong potential for continued success.

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# PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Nestled in the suburban community of West Mifflin, just 20 minutes southeast of Pittsburgh, the Westwood Golf Course offers an ideal blend of tranquility and convenience. This residential area provides a serene setting for golfers while maintaining proximity to various attractions and amenities. Nearby landmarks include the popular Kennywood amusement park, the refreshing Sandcastle water park, the Allegheny County Airport, and the extensive Waterfront shopping center, offering a wide range of entertainment and shopping options.



The golf course is easily accessible, with multiple routes in and out of the community. Additionally, the construction of a new turnpike promises even greater convenience, running right past the property and enhancing connectivity to other areas. The vicinity is well-served by a variety of amenities, including numerous restaurants, shops, and schools, ensuring all essential services are within easy reach.

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P 5

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Street Address	825 Commonwealth Ave
City, State, Zip	West Mifflin, PA 15122
County	Allegheny

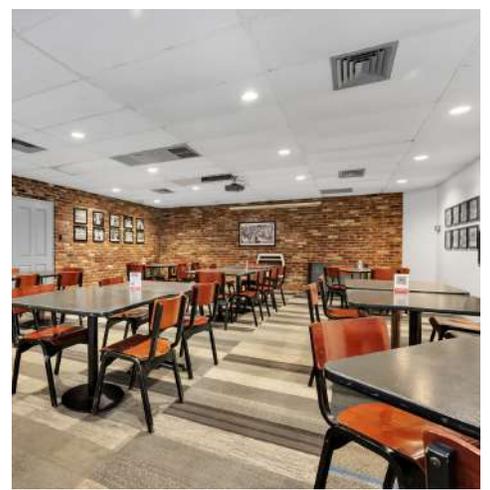
## PROPERTY HIGHLIGHTS

- Potential for redevelopment or expansion
- Scenic views and natural surroundings
- Proximity to major transportation routes
- Ample parking for visitors and staff
- Versatile layout for multiple potential uses
- Close to local amenities and services
- Well-maintained grounds and landscaping
- Opportunity for customization and personalization
- Strong potential for a profitable investment
- Established infrastructure for operational efficiency



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# ADDITIONAL PHOTOS



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# 2

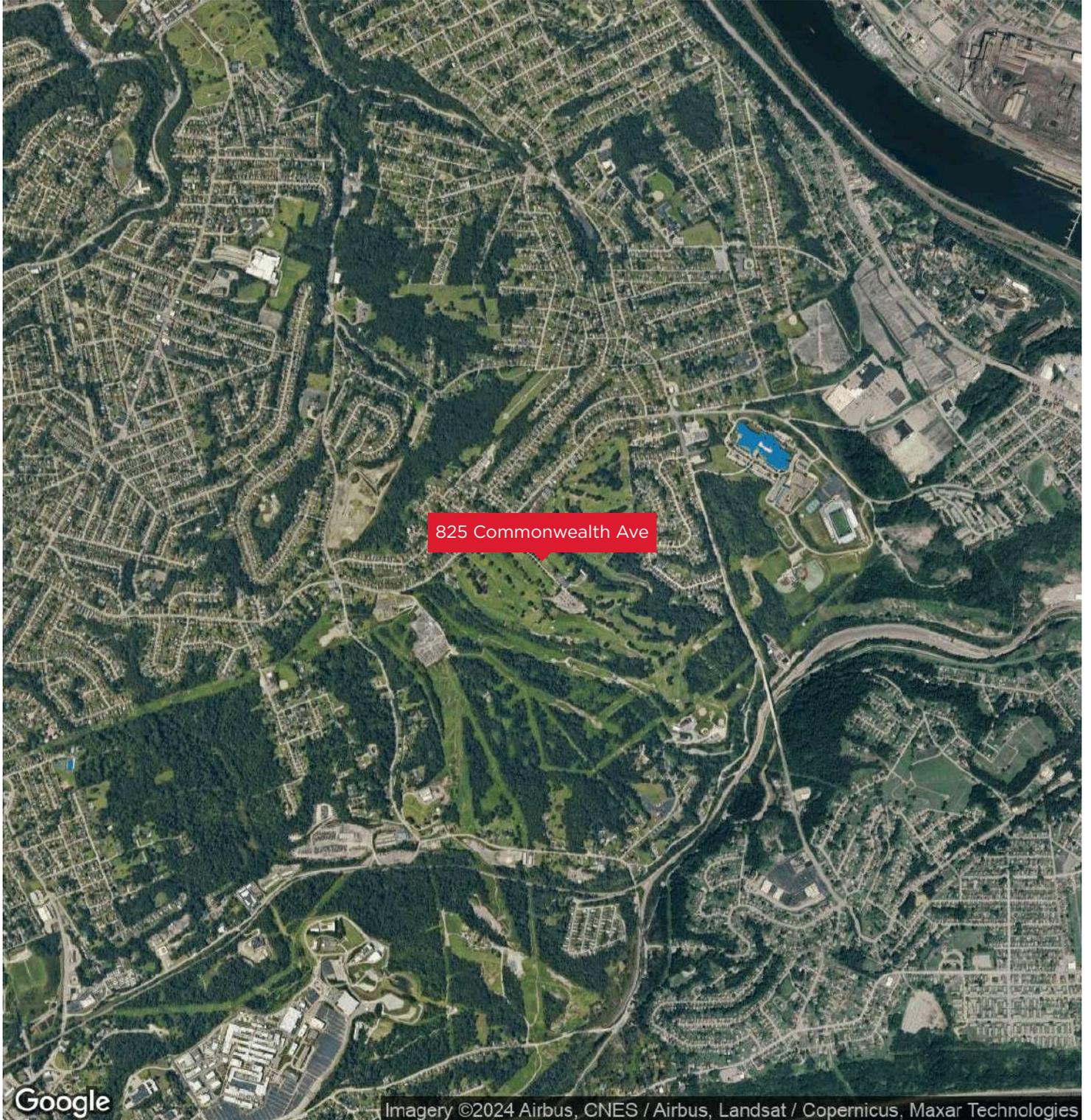
## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

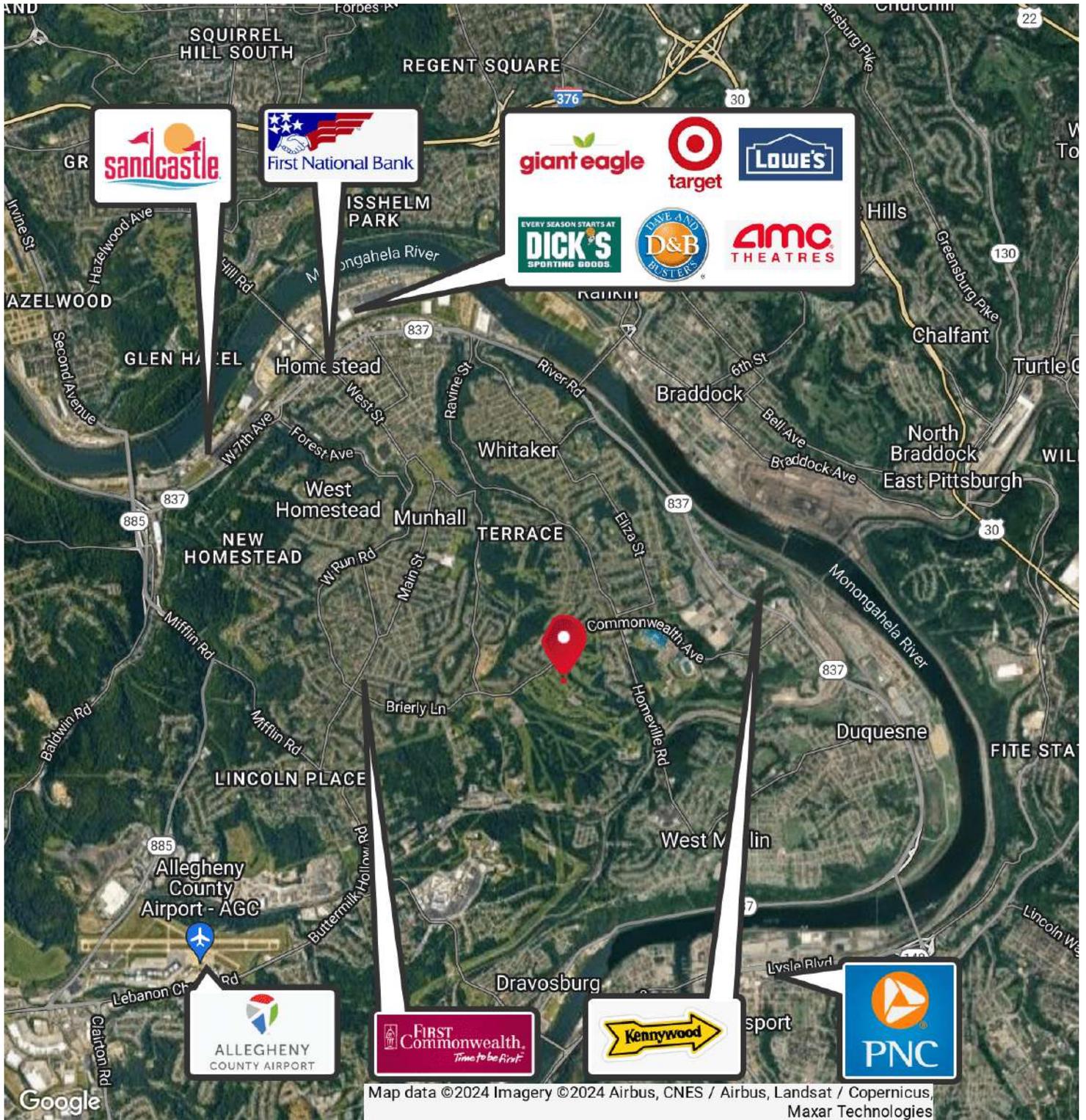
LOCATION MAP

# REGIONAL MAP



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# LOCATION MAP



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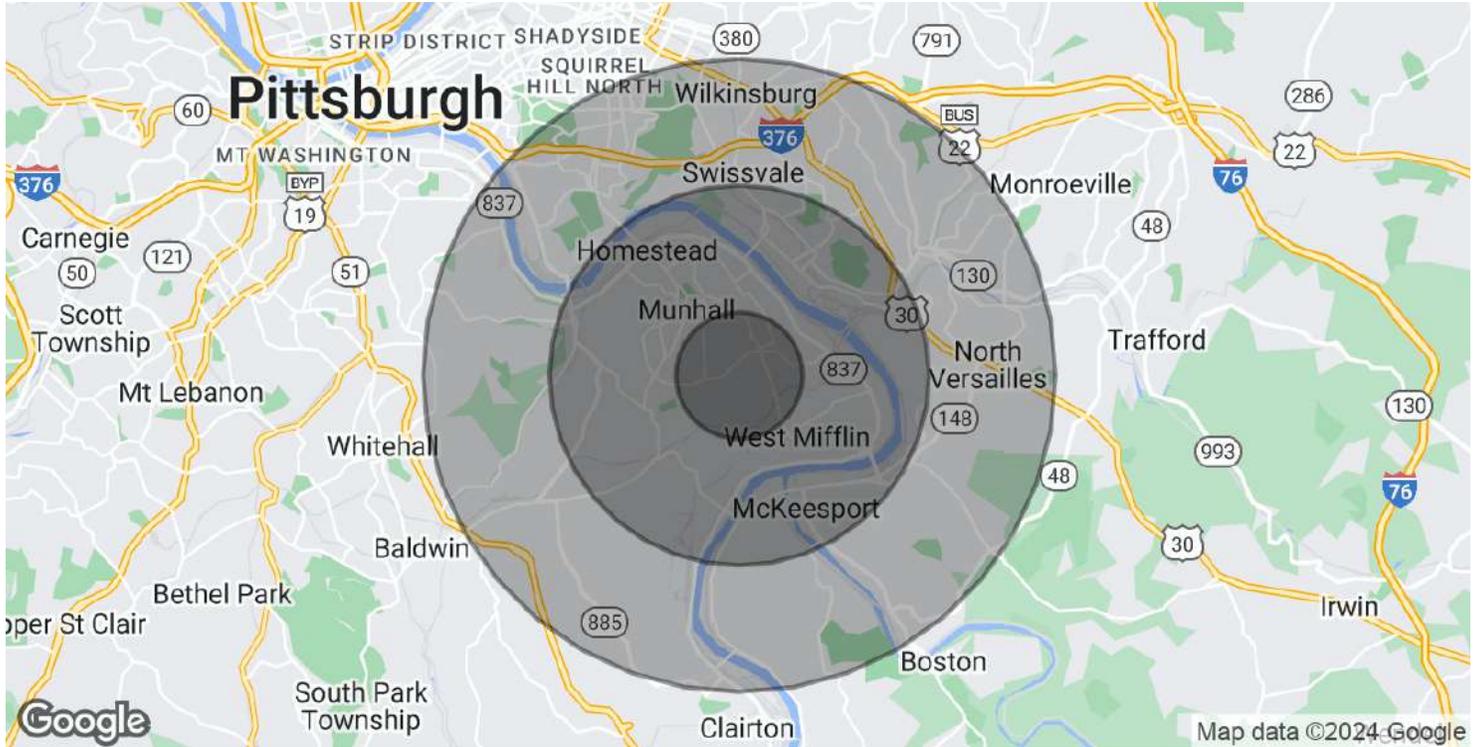
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,083	66,630	192,874
Average Age	46	43	43
Average Age (Male)	45	41	42
Average Age (Female)	48	45	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,713	30,721	89,584
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$85,456	\$64,896	\$79,299
Average House Value	\$139,491	\$122,551	\$188,904

Demographics data derived from AlphaMap

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4

ADVISOR  
BIOS

IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1

**TYLER PETIT**

Senior Advisor

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Direct: **724.882.2619** | Cell: **724.882.2619****PROFESSIONAL BACKGROUND**

Tyler Petit is a seasoned commercial real estate professional based in Pittsburgh, with a focus on office and retail landlord representation as well as sales of NNN properties. A proud alumnus of Duquesne University, Tyler obtained his degree in 2013 in Finance, Economics, and Entrepreneurship.

With a deep understanding of the Pittsburgh market, Tyler has built a reputation as a trusted advisor for his clients, helping them navigate complex transactions and achieve their real estate goals. Whether it's leasing out a commercial space, finding the perfect investment property, or negotiating a sale, Tyler's expertise and attention to detail ensure that his clients always come out ahead.

Tyler's expertise extends to all aspects of commercial real estate, from market analysis and property valuation to marketing and deal negotiation. He is dedicated to staying on top of the latest industry trends and best practices, and is always looking for new ways to add value for his clients.

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