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NO ENTRY

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ARRIVAL

THRIVE ON HEALTH

**BLACK
LIVES
MATTER**

730 BROOKLINE BOULEVARD

PROPERTY SUMMARY

730 Brookline Boulevard Pittsburgh, PA 15226

For Sale Price: \$349,000 (\$64.51/SF)

Parcel ID: 97-C-275

Zoning: LNC Local Neighborhood Commercial

Taxes: \$3,622

Located in the heart of Brookline, Pittsburgh's second-largest neighborhood, this versatile freestanding building offers **5,410 SF (+/-)** of prime commercial space, making it ideal for retail, office, or mixed-use opportunities. Situated along the bustling Brookline Boulevard Business District, this property benefits from high visibility with 12,842 daily vehicles passing by, ensuring excellent foot traffic and exposure for your business.

Property Features:

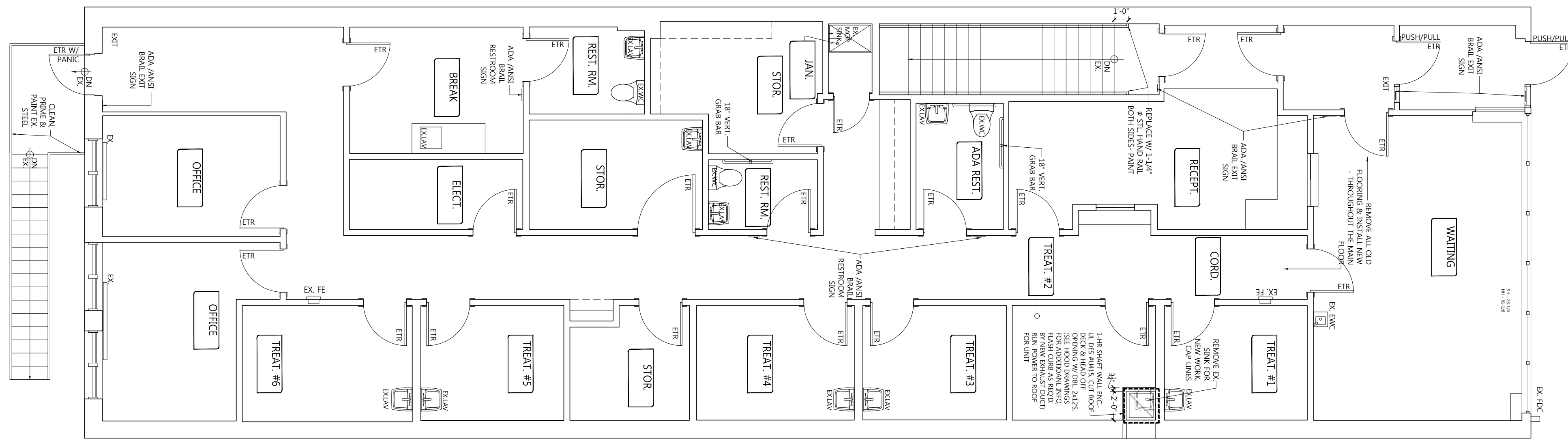
- **2,689 SF (+/-) of Street-Level Retail & Office Space**
 - Open retail area with flexible layout
 - 9 private offices ideal for professional or service businesses
 - Reception area, kitchenette, and 2 restrooms for convenience
- **2,721 SF (+/-) of Finished Lower Level Space**
 - Large, open area perfect for additional offices or event space
 - 2 offices and a restroom
 - Equipped with a sprinkler system for safety
- **Location Highlights:**
 - Situated on Brookline Boulevard, a thriving commercial corridor with a wide range of local businesses and restaurants
 - Adjacent to Carnegie Library of Pittsburgh, Fine Wine & Good Spirits, Las Palmas, and many other popular establishments
 - Just 5 miles from Downtown Pittsburgh and Mt. Lebanon, providing easy access to major highways and transit

This property offers an exceptional opportunity for an investor, business owner, or developer looking to take advantage of a prime location with strong foot traffic and a mix of retail and office potential. Whether you're looking to occupy, lease, or invest, this property is ready for a wide range of uses.

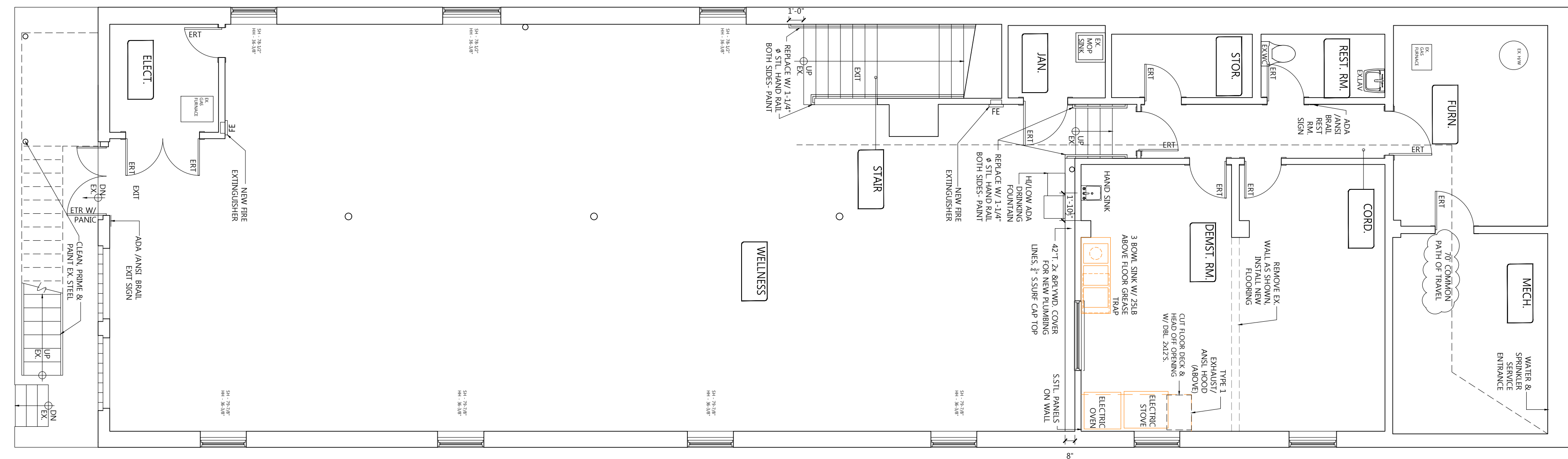
The information contained herein is deemed reliable but is not guaranteed.

The Buyer is exclusively responsible for verification of any matter that is material to their decision making process as it may apply to the purchase of this property.





1 FIRST FLOOR PLAN
A1-1 SCALE: 1/4" = 1'-0"



2 BASEMENT PLAN
A1-1 SCALE: 1/4" = 1'-0"

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Street Level Retail

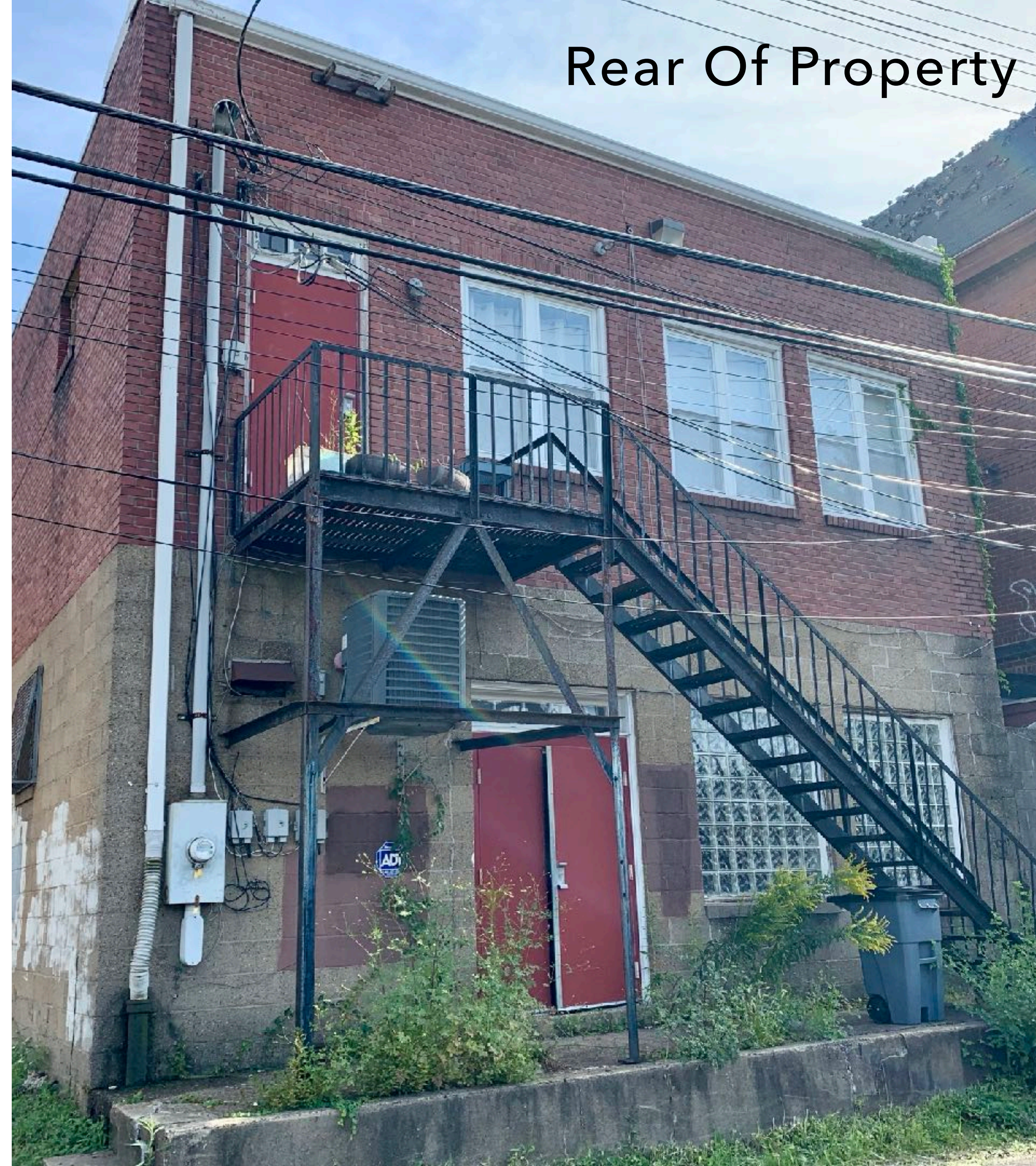


Lower Level Space

Street Level Offices



Rear Of Property

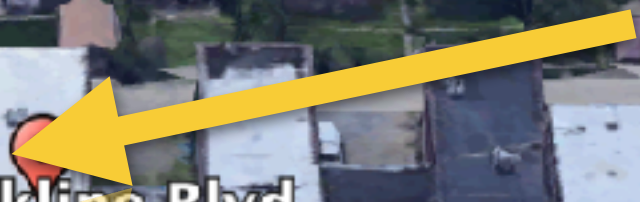


Street Level Kitchenette



PROPERTY

730 Brookline Blvd



Insomnia Discotec

Antonio's Pizzeria

Fine Wine & Good Spirits

Garnegie Library of Pittsburgh Brookline

Oak Hill

Scoops on the Boulevard

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Real Estate Services

To schedule a tour, please contact

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