



## Wilmerding Beverage

750 Airbrake Ave, Wilmerding, PA 15148



**Keith Ruffing**

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(412) 983-3021



# Wilmerding Beverage

\$190,000

-5,000 SF FULLY TENANTED First Floor Warehouse, 15' Ceiling Height, 12' x 12' Grade Level Garage Door, 12' x 14' Grade Level Garage Door, Two Interior Loading Docks, Enclosed Office. 3,000 SF VACANT Second Floor Warehouse Space, 12' x 12' Grade Level Garage Door, Street Level Access From Middle Avenue, Enclosed Office. Second floor ready for new tenant or owner occupant. Three Phase Electric Available. Great Location! Easy Access to US Route 30, PA Route 48 & PA Route 130.



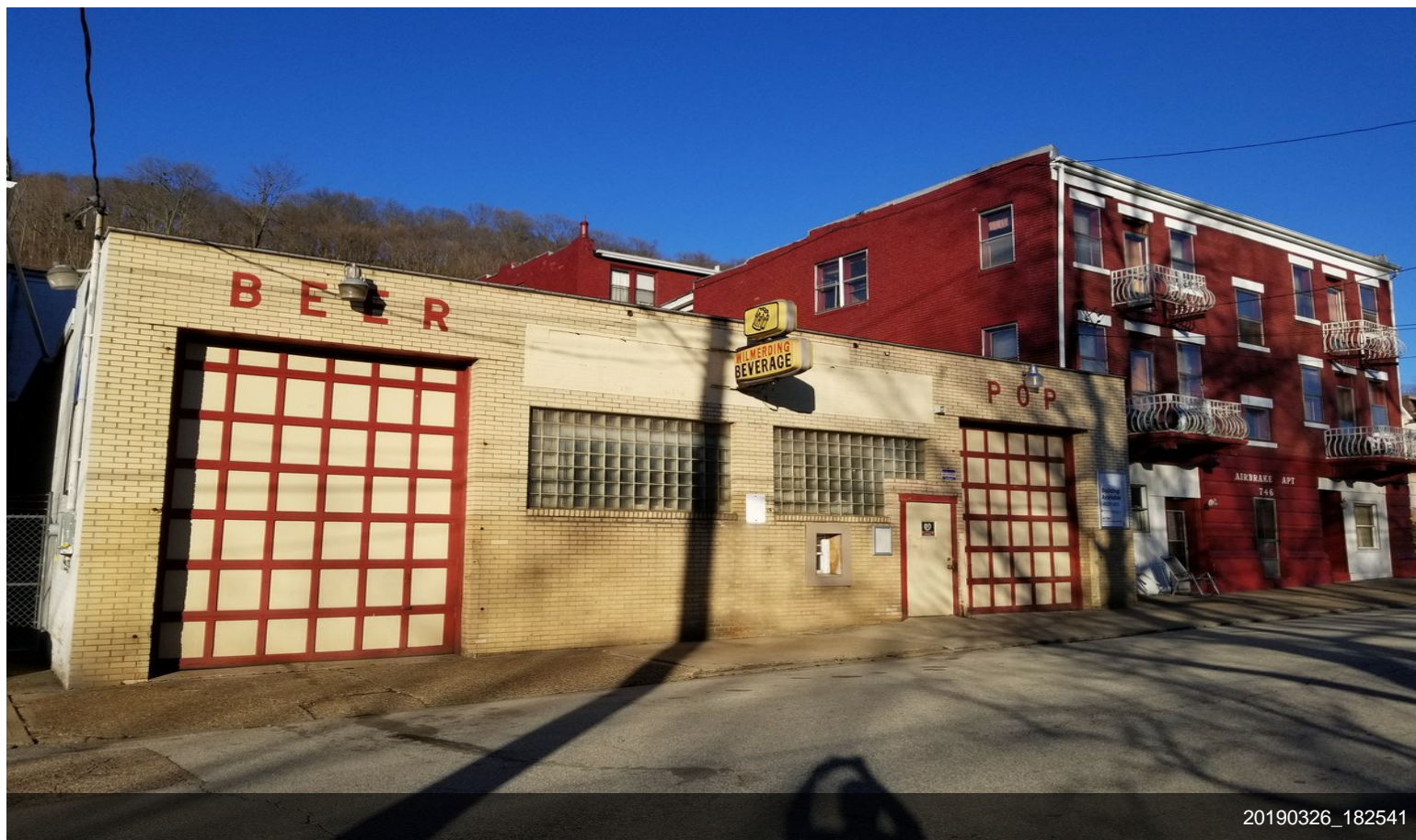
Price:	\$190,000
Property Type:	Retail
Property Sub-type:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	12.00%
Lot Size:	0.13 AC
Sale Conditions:	Building in Shell Condition
No. Stories:	2
Year Built:	1900
Tenancy:	Multiple
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading:	2
APN / Parcel ID:	0545-J-00131-0000-00
Walk Score ®:	19 (Car-Dependent)



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# Property Photos



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# Property Photos

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750 Airbrake Ave Front 001



750 Airbrake Ave Front 009

# Property Photos

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750 Airbrake Ave Front 006



750 Airbrake Ave Front 005

## Property Photos

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750 Airbrake Ave Front 003