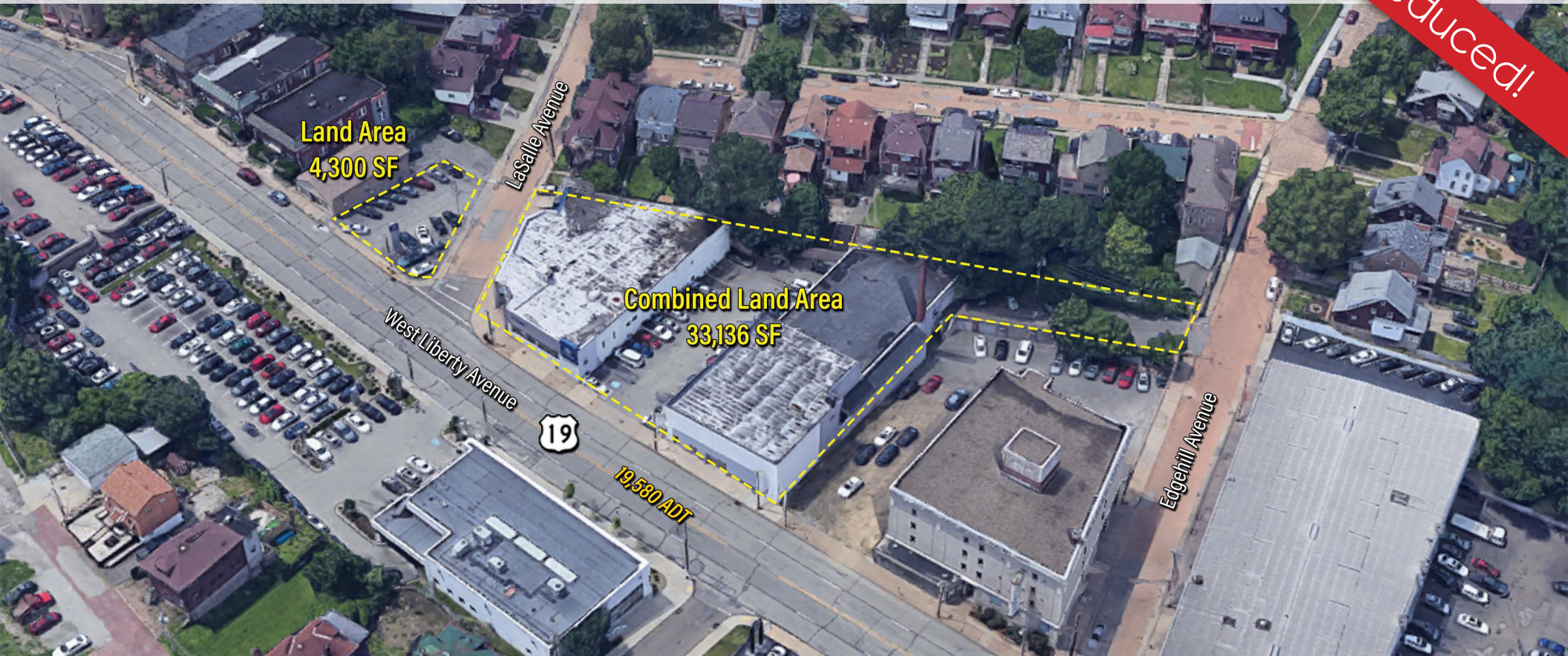


REDEVELOPMENT SITE IN DORMONT BOROUGH

2756-2770 West Liberty Avenue | Pittsburgh, PA 15216

Price Reduced!



CONTACT

Sandy Cikovic
scikovic@HannaLWE.com

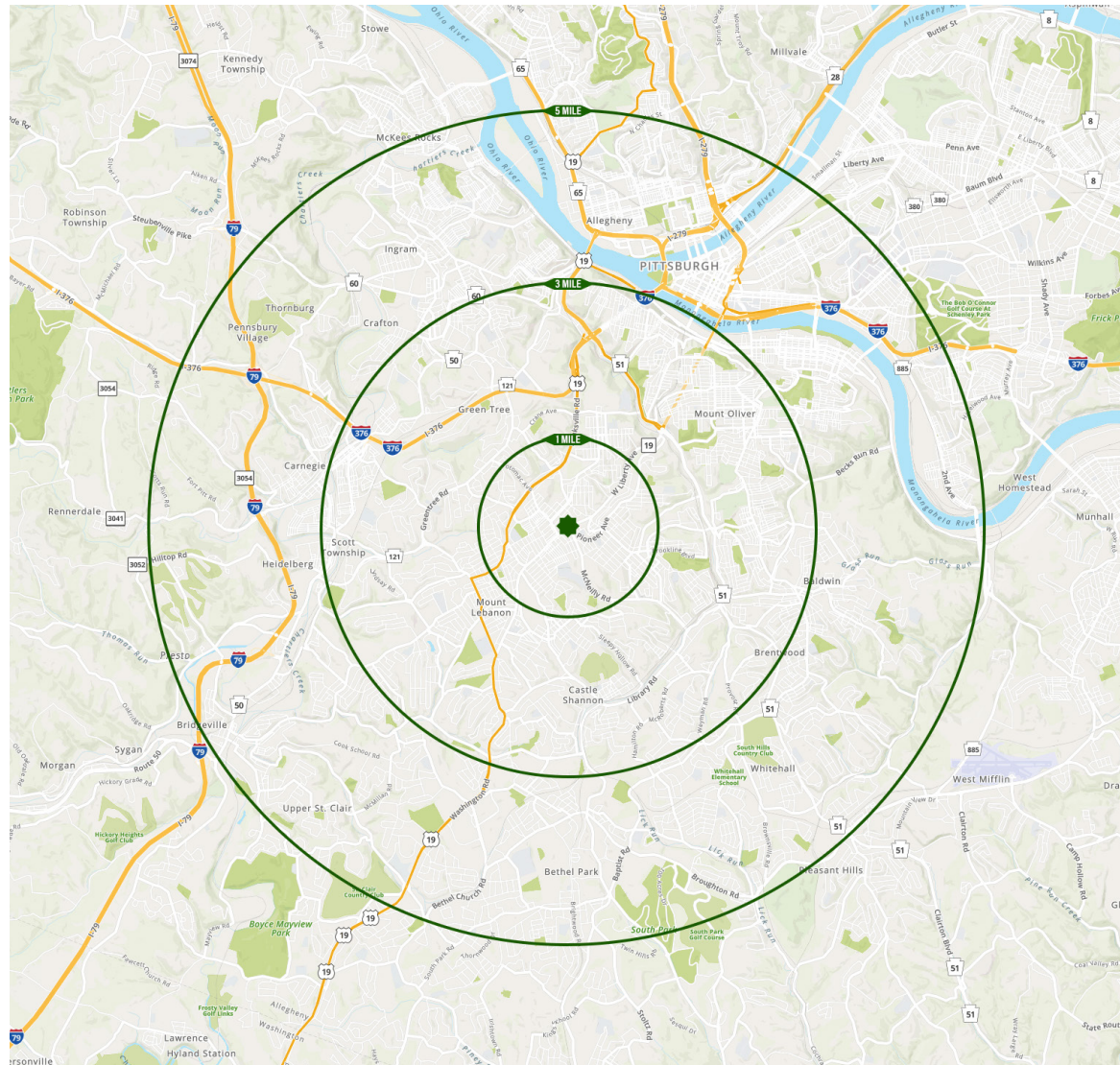
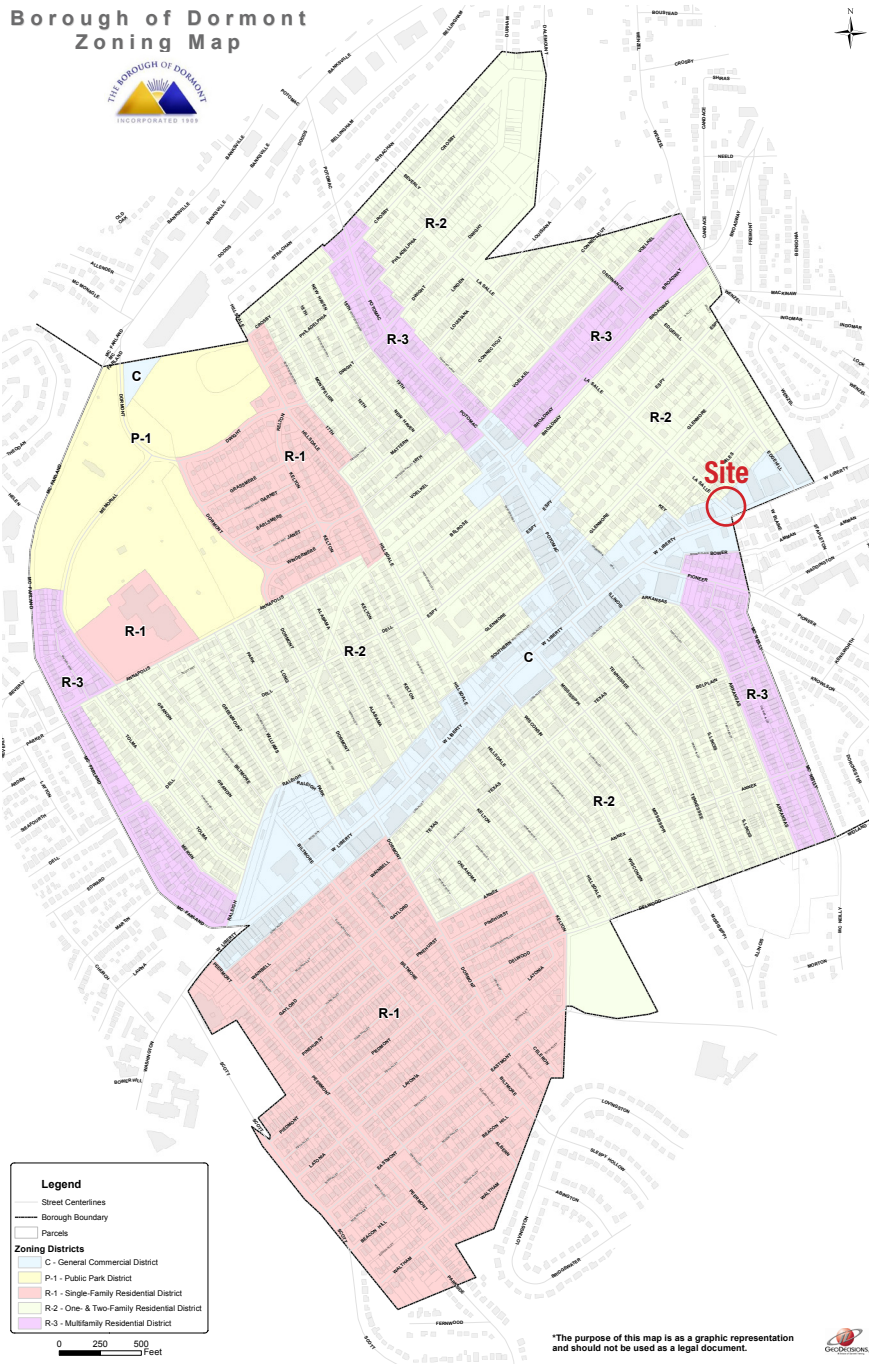
Meagan Moore
mmoore@HannaLWE.com
412.261.2200



- Redevelopment opportunity along heavily traveled West Liberty Avenue
- Corner location with full access to LaSalle and Edgemoor Avenues
- 0.86 acres total
- Two vehicle service buildings totaling 32,372 SF
- 220+ feet combined frontage on W. Liberty Avenue
- 19,580 ADT
- C-2, General Commercial Zoning
- 2 miles to CBD with close proximity to Interstate 376 & 79, and Route 51
- **\$2,200,000**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

Borough of Dormont Zoning Map

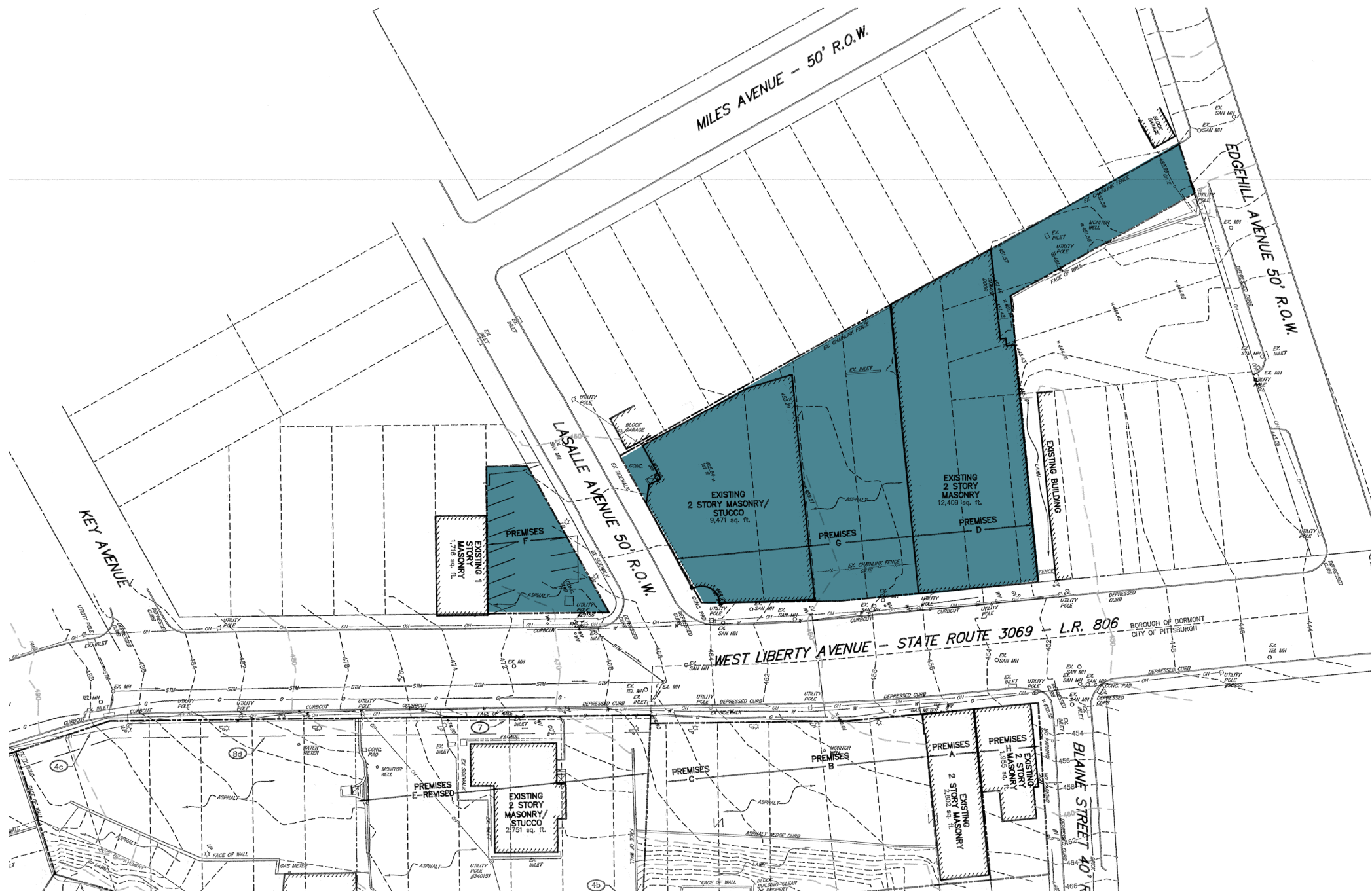


	1 MILE	3 MILE	5 MILE
Est population	23,237	145,366	317,568
Est households	10,835	66,414	142,386
Est Avg HH Income	\$76,671	\$84,341	\$79,767
Est Median HH Income	\$57,708	\$58,986	\$55,201



One PPG Place • Suite 1640 • Pittsburgh, PA 15222
412.261.2200 • HannalWE.com

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SURVEY

2756-2770 West Liberty Avenue | Pittsburgh



Exterior - Corner of Hyundai Building



Interior Showroom



Lower Level Garage Area (Lifts will be removed)



Parking Area



PHOTOS

2756-2770 West Liberty Avenue | Pittsburgh

PROXIMITY

2756-2770 West Liberty Avenue | Pittsburgh

