



RETAIL / OFFICE / FLEX SPACE FOR LEASE

55 GOSIA DRIVE, BENTLEYVILLE, PA 15314



- Redeveloped retail/office building off of Wilson Road in Bentleyville near Route 70
- Flex Space with Drive-in capability
- Space for lease: Restaurant/Bar (4,000 sf) with optional Banquet area (3,000 sf)
- Corner location in building-highly visible signage; high ceilings; insulated walls/ceiling
- New Roof and HVAC
- Stub-ups for utilities and pre-approved plans for restaurant concept
- 2 ADA restrooms and multi stall restrooms for higher occupancy
- Ample parking for bar/restaurant
- Adjacent to 2 hotels: Best Western and Holiday Inn Express
- Rate and some TI negotiated



CONTACT

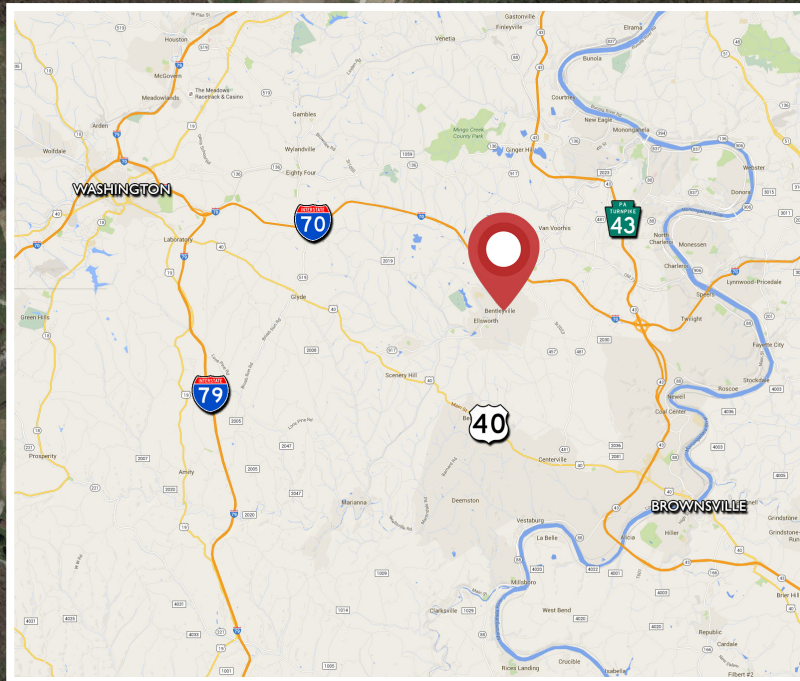
Meagan Moore

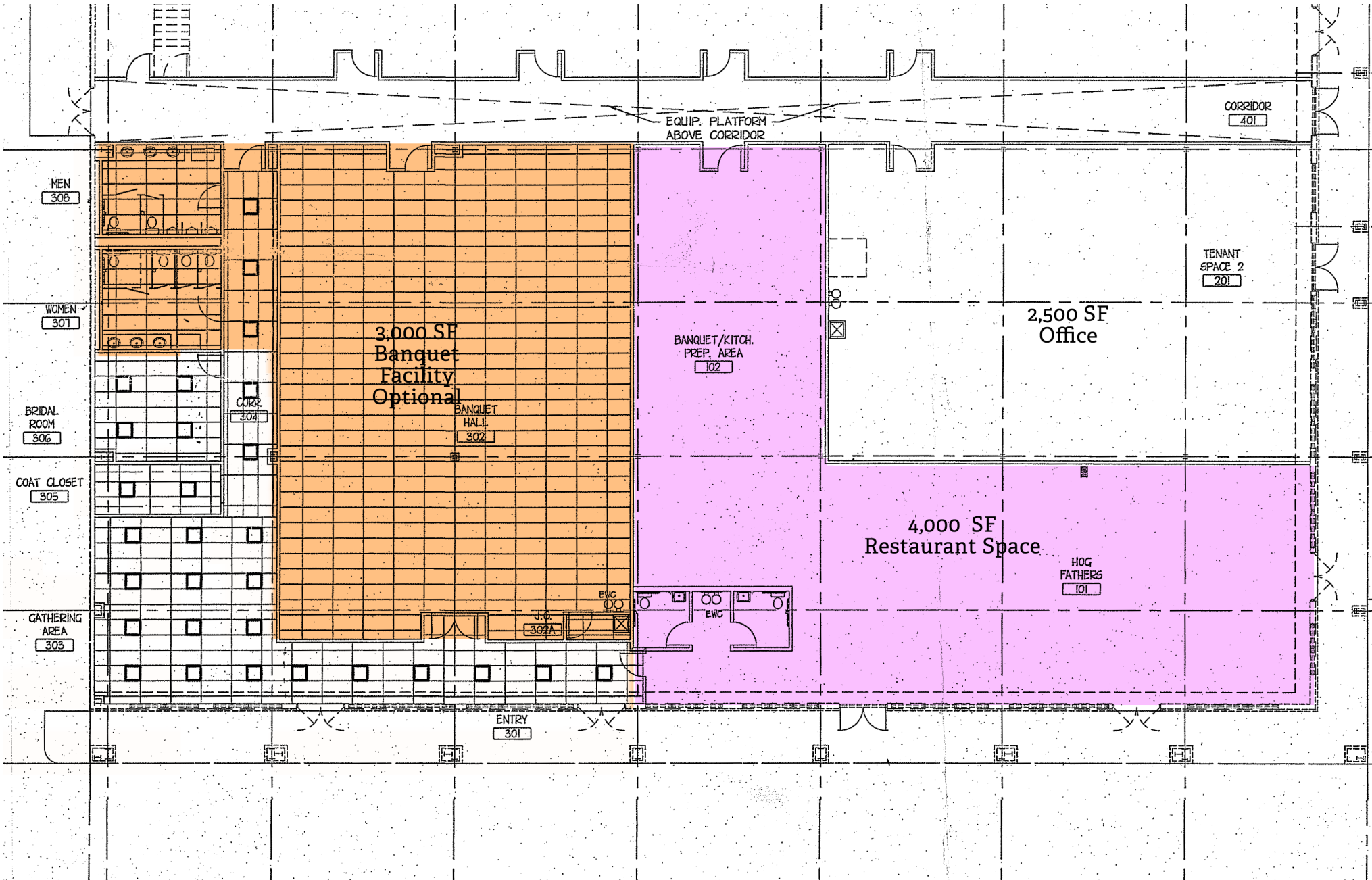
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BIG JIM'S PLAZA
 GOSAI DRIVE, BENTLEYVILLE, PA 15314

