

BUNCHER™

REALTY SERVICES

Buy. Sell. Lease. Buncher.

For Sale - Office Building

71,500 ± Square Feet

1650 METROPOLITAN STREET

PITTSBURGH, PA 15233

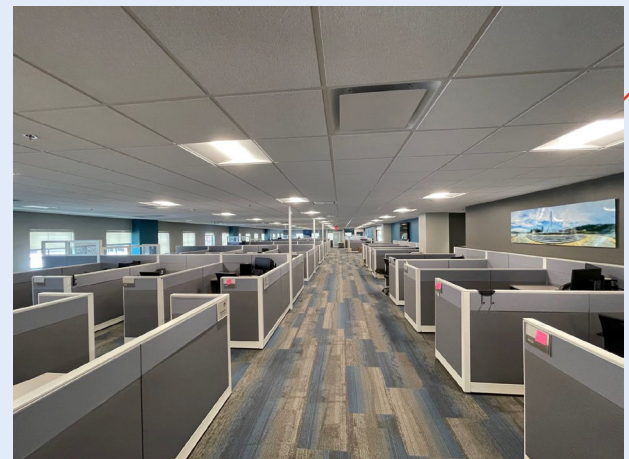
Asking Price: \$7,950,000



STRATEGIC LOCATION

Building will be sold vacant; currently owner-occupied; suitable for owner-occupier or investor. Newer construction; built in 1999; extremely well-built and well-maintained. Adjacent to river walk to all of North Shore attractions, including Heinz Field, PNC Park, Rivers Casino, and numerous bars and restaurants

- ✔ Highly visible signage
- ✔ Faces Route 65/19 and 35,000 + cars per day
- ✔ Located along a major public transportation route
- ✔ Cafeteria and commercial kitchen on the first floor



For More Information or to Schedule a Tour Please Contact:

Gregg Broujos, Broker of Record

gbroujos@buncherrealty.com

412.422.9900 Ext. 227

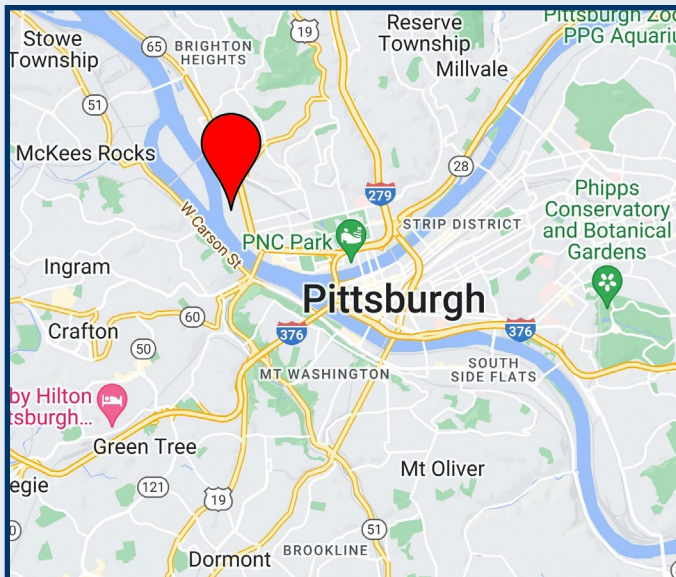
One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222

Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.

PROPERTY HIGHLIGHTS

- ✔ 150 car on-site parking on 2.361 acres
- ✔ Constructed in 1999 by Mascaro Construction
- ✔ Full cafeteria and commercial kitchen
- ✔ Sprinkler system (wet)
- ✔ 2 passenger elevators



LOCATION HIGHLIGHTS

- ✔ Zoning - RIV-IMU - City of Pittsburgh
- ✔ Located along a major transportation route
- ✔ River walk to all of North Shore attractions, including Heinz Field, PNC Park, Rivers Casino, and numerous bars and restaurants
- ✔ 18 miles to Pittsburgh International Airport and 5 miles to the University of Pittsburgh and Carnegie Mellon University

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