



Online Only Commercial Real Estate Auction

Bidding Closes:
Tues., Sept. 26 th at 6pm

2545 Mosside Blvd
Monroeville, PA

LOCATED 1 MILE FROM PA TURNPIKE
18,000 Average Daily Traffic Count
Great Visibility

Situated on 1.60 +/- Acres (as assessed)
Two Story Commercial Building
7,210 +/- Total SF
6,500 +/- SF Leasable Space
45 Parking Spaces
1.10 +/- Acres Undeveloped
Long Term Lessee's
18,000 Average Daily Traffic Count
Rent Roll & Expenses Available Upon Request
Zoned C-2

RE Terms: 10% down payment made day of auction
w/balance due at closing w/in 60 days. 10% BP
JOE R. PYLE COMPLETE AUCTION & REALTY SERVICE
Joe R Pyle PA AU001708, Joe Pyle, Broker
5546 Benedum Drive, Shinnston, WV
(888) 875-1599
(304)592-6000