



**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services



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**Investment Property For Sale**  
**Space Available**  
1633 Route 51  
Jefferson Hills, PA 15025



**For Sale : ~~\$795,000~~**  
**REDUCED: \$499,000**

- Lot Size : 2.29 acres
- 477' frontage on Route 51
- 26,793 ADT on Route 51
- Zoning : C-1 Jefferson Hills Borough

For further information, contact:

**Matthew Virgin**

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**Kevin Langholz**

(langholz@LWEre.com)

**412-261-2200**

**2-story steel & concrete building**

Basement: 15,305 SF - AVAILABLE

1st Floor : 5,968 SF - Huntington Bank Branch  
(Lease term through July 2014 with extension options)

2nd Floor: 8,907 SF - AVAILABLE

TOTAL : 30,180 SF

606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075



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