



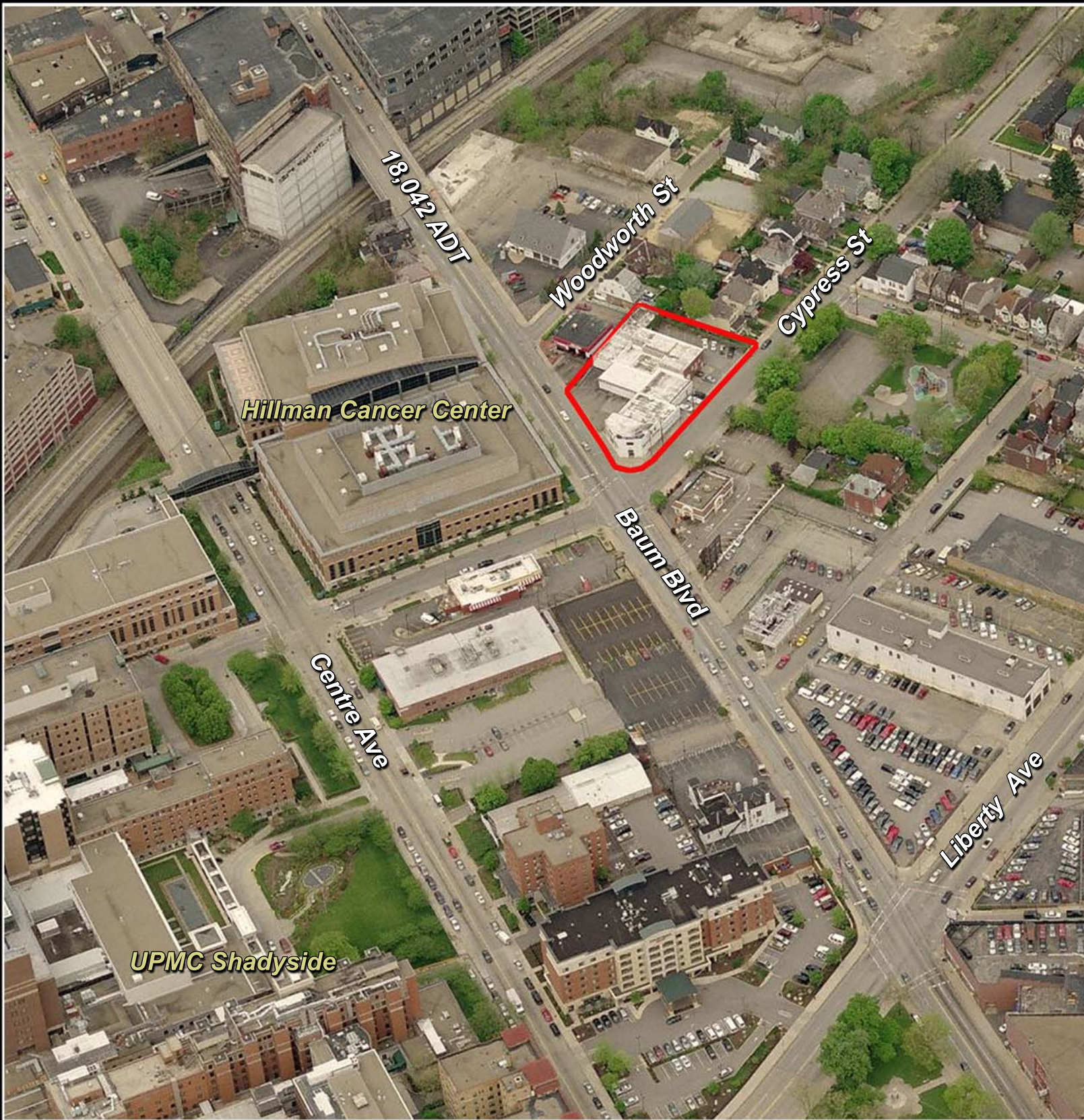
**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services



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Commercial Real Estate Services

# Development Opportunity Shadyside/Bloomfield

5151 Baum Blvd | Pittsburgh, PA 15224



- 21,297 SF lot with 127' frontage on Baum Blvd
- Located at the signalized Baum Blvd and Cypress St intersection
- Location ideal for development into medical office or retail
- New construction with 36,000 SF, 3 story building possible
- Zoned 'LNC' - Local Neighborhood Commercial
- Highly visible location, across the street from the Hillman Cancer Center
- \$1,700,000 Sale Price or \$130,000 Ground Lease



For additional information, contact:  
**Gary S. Wilson, SIOR**  
([gwilson@LWEre.com](mailto:gwilson@LWEre.com))  
412-261-2200

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

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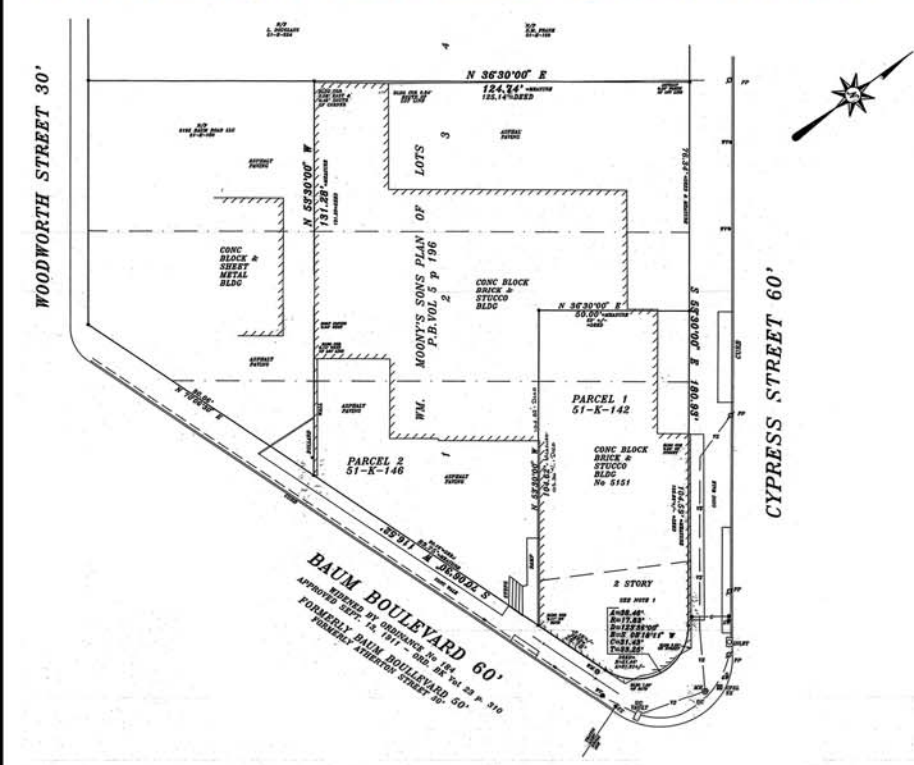
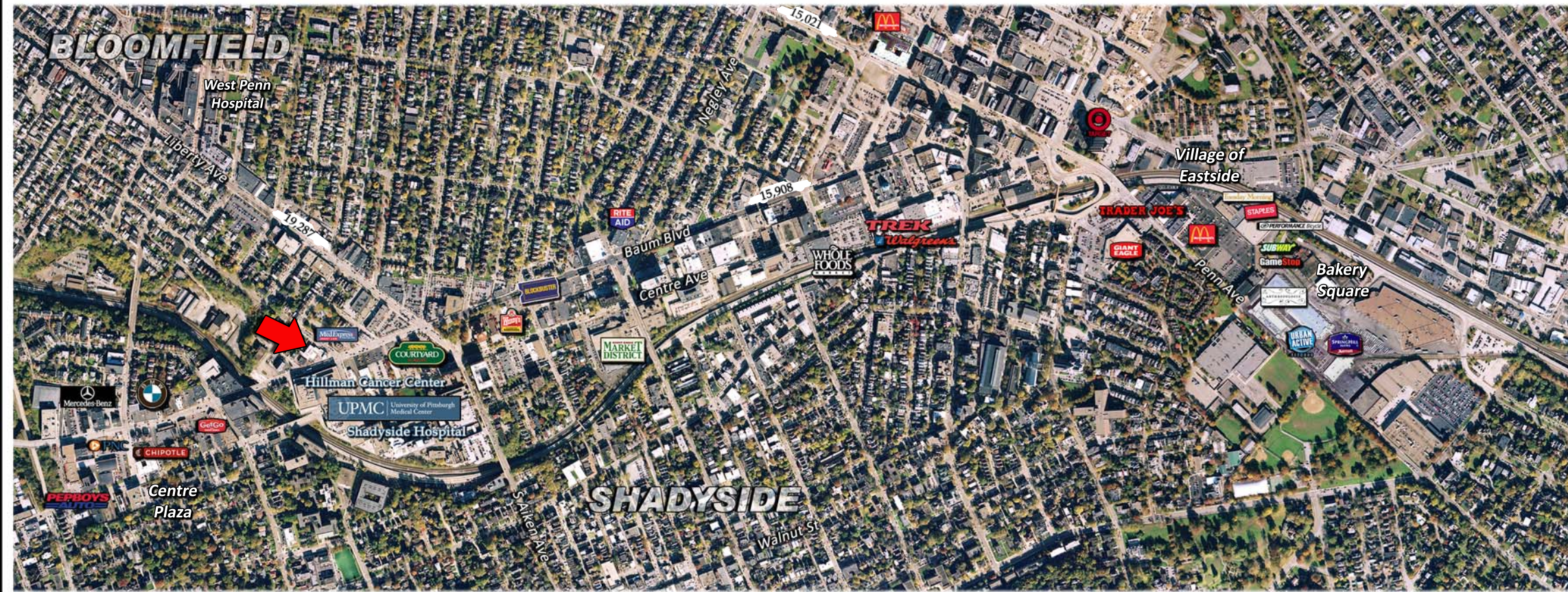




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