



**OWNER/USER - INVESTMENT PROPERTY  
RETAIL/OFFICE/APARTMENT BUILDING**

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**AVAILABLE - SALE/LEASE**

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**472 Wildwood Avenue  
Pittsburgh PA 15235**

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# PROPERTY HIGHLIGHTS

## KEY FEATURES:

Flexible floor plan suitable for office, retail or many other uses

Investment Opportunity-Mixed-Use Retail and Two-Bedroom Apartment

Positioned along a high-visibility corridor, this 6,975 +/- mixed-use property offers a compelling opportunity for investors or owner-users. The asset features street-level retail space with multiple tenants and a second-floor residential unit, providing diversified income potential.

With strong frontage, ample parking, and flexible commercial zoning, this property is ideal for repositioning or long-term hold. Existing tenants provide in-place income, while vacancy and month-to-month leases create upside through lease restructuring and value-add improvements.

On-site parking for employees & visitors

Convenient access to Verona/Oakmont/Penn Hills business districts and PA Turnpike and Route 28

- Zoning: B2 Community Business
- Lot & Block: 364-R-98/364-R-236
- Off-Street Parking Lots

**TOTAL BUILDING SIZE: 6,975+/- SQ. FT.**

## AVAILABLE SPACE:

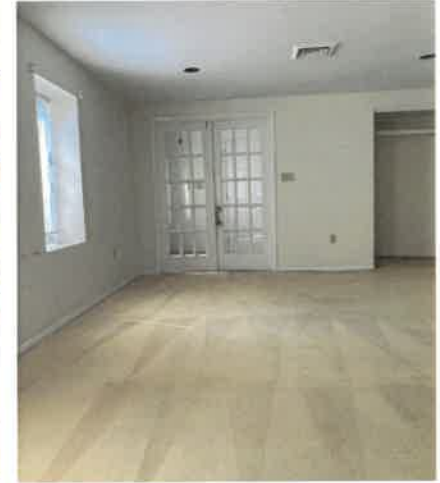
### First Floor:

- Suite A) 2,560 +/- rsf - Former Salon
- Suite B) 1,850 +/- rsf- Penn Hills Lock & Door
- Suite C) 1,305 +/- rsf- Apartment
- Suite D) 1,260 +/- rsf - Rear Storage/Spare Space

**Sale Price:** \$310,000

### **Lease Price:**

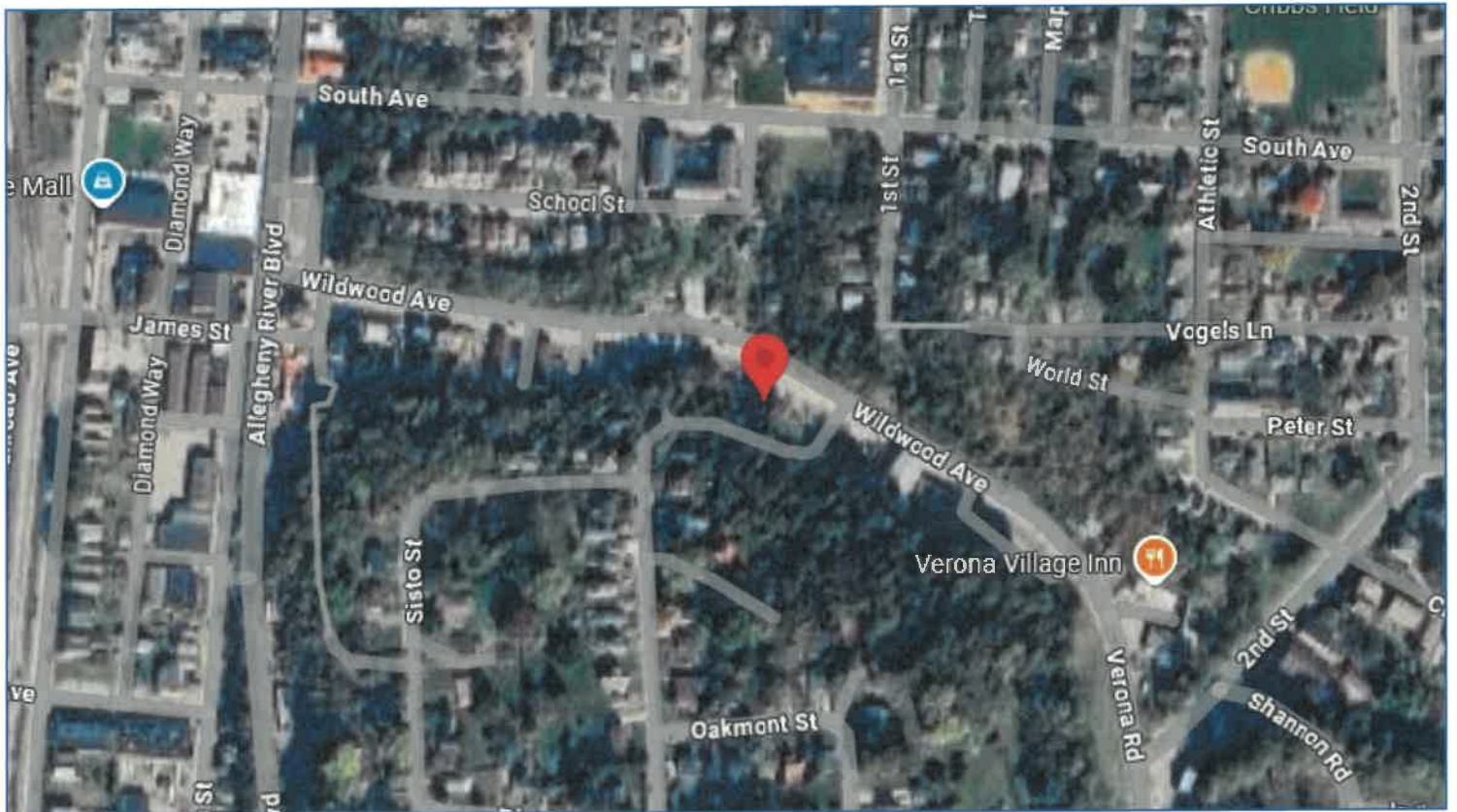
Retail/Office Space: \$12.00 psf + all utilities & maintenance

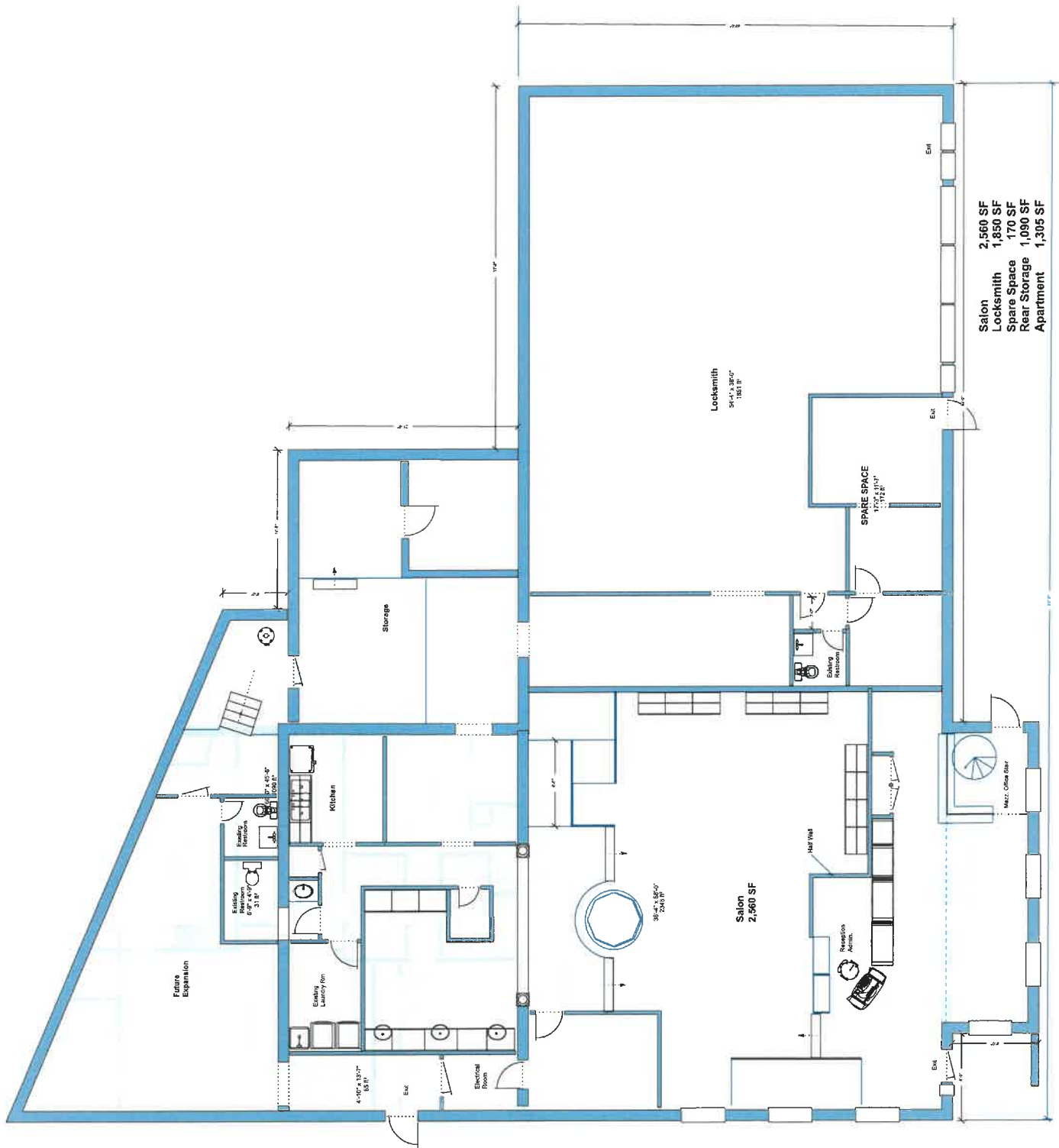


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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	8,020	43,951	140,014
Median HH Income	\$69,632	\$74,477	\$68,895

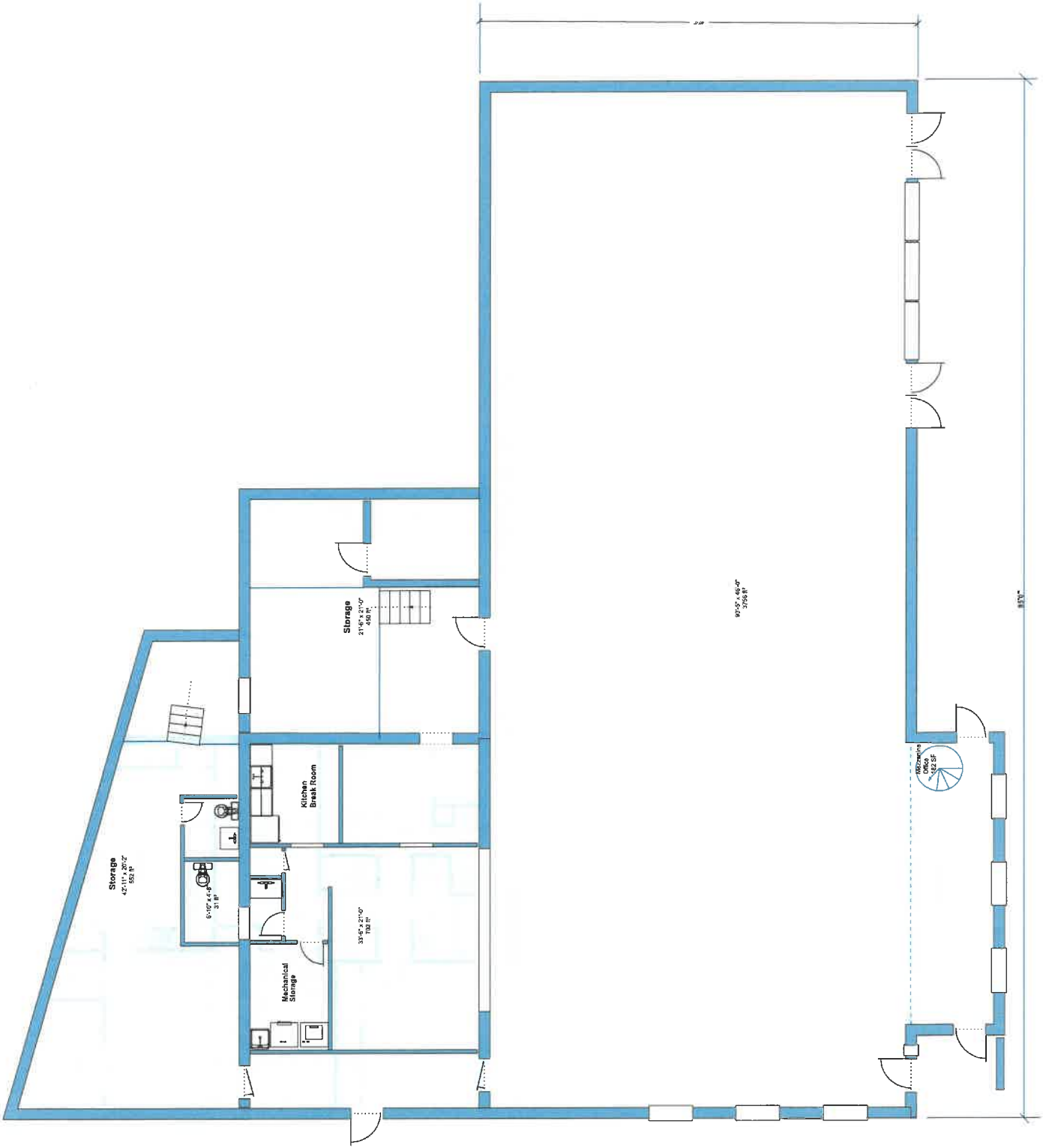




- Salon 2,560 SF
- Locksmith 1,850 SF
- Spare Space 170 SF
- Rear Storage 1,090 SF
- Apartment 1,305 SF

4772 Wilchwood Ave.  
Verona, PA 15147

Parking 25



472 Wildwood Ave.  
Verona, PA 15147



