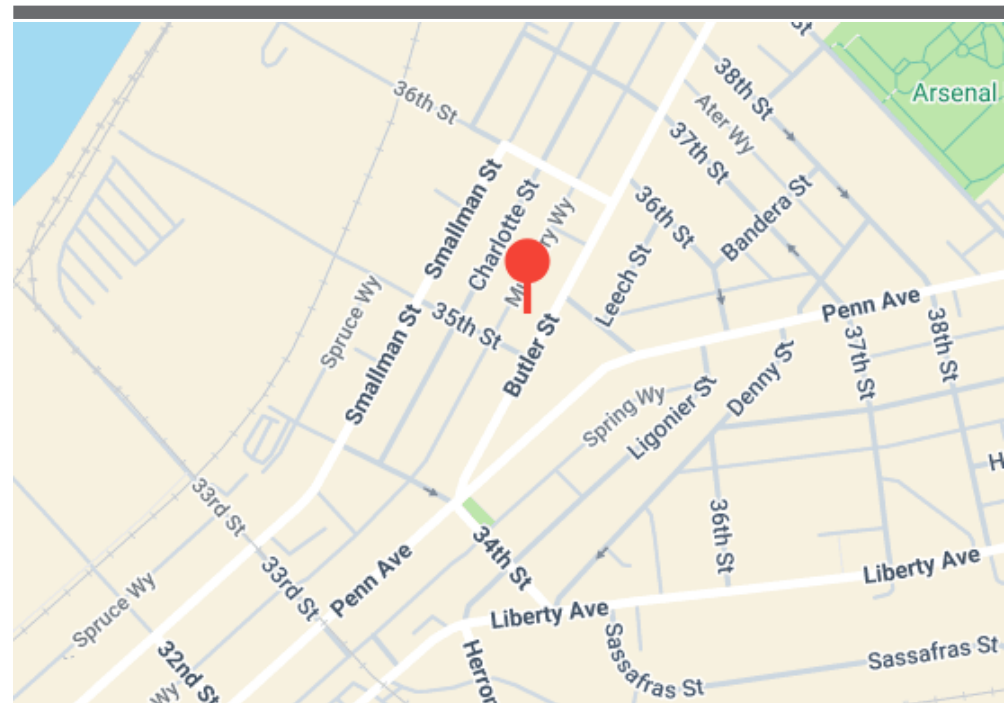




INVESTMENT OPPORTUNITY

3511 butler street
pittsburgh, pa | lawrenceville



property overview

3511 butler street

- Lawrenceville | 6th Ward of Pittsburgh, 15201
- Mixed use investment property - Zoned LNC
- Three floors
- First floor retail - Mosaic Leaf Matcha
- Two loft style apartments above - both 1 bedroom / 1 bath
- Both apartments have balconies
- Fully leased
- All spaces are separately metered
- Fully sprinklered
- Internal garage - lower level

Sale Price: \$844,000

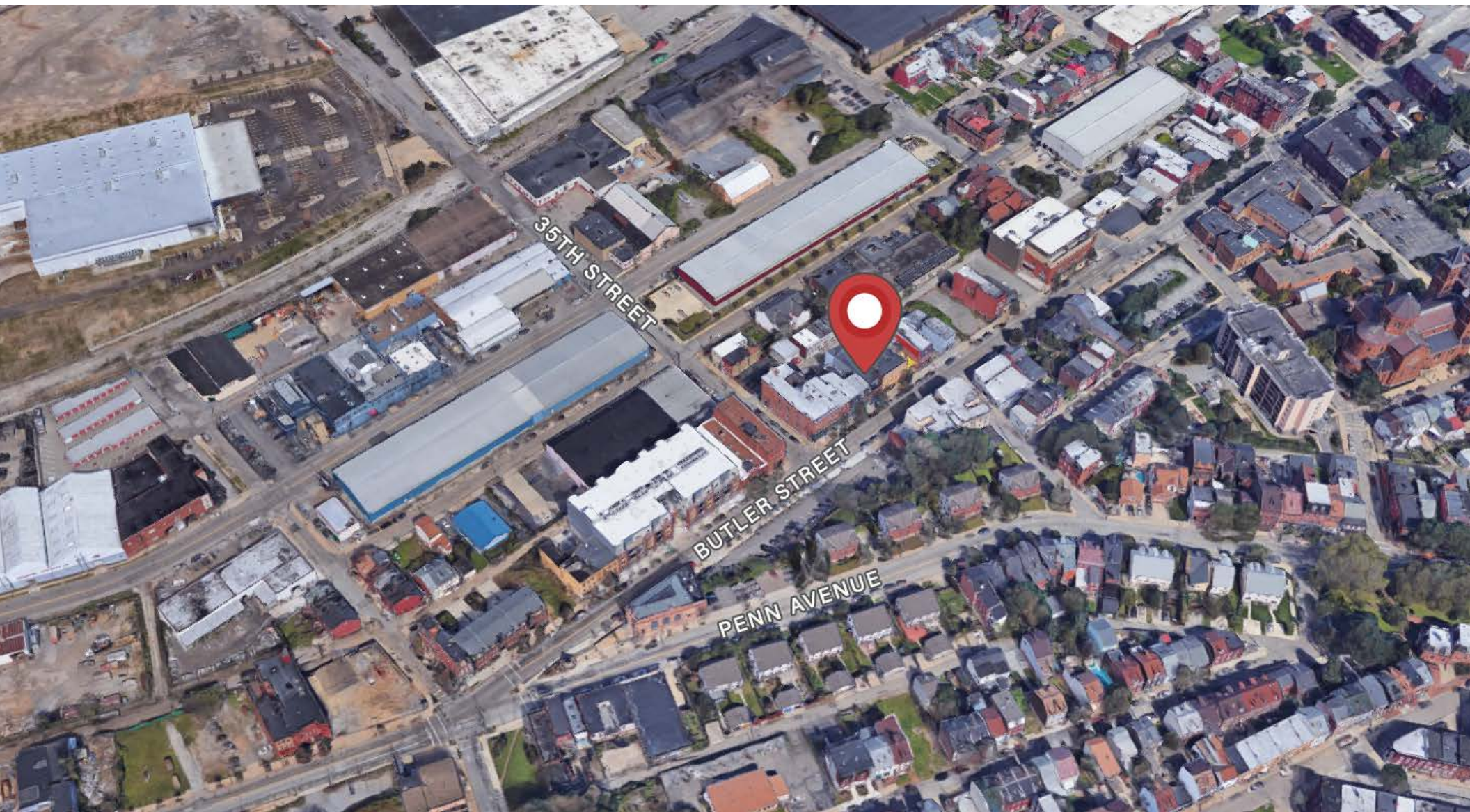


2025 actual pro forma

Gross Potential Income	68,112	
CAM Reimbursements	9,739	
Effective Gross Income	77,851	
Expenses:		
Taxes	10,158	
Insurance	3,925	
Maintenance/Repair	3,441	
Cleaning	1,452	
Snow	2,895	
Trash	627	
Electric (Common Area)	2,902	
Water/Sewage	2,895	
Reserves	1,000	
Total Expenses	\$29,295	
Net Operating Income	\$48,556	
Rent Roll		
1st Floor	Retail	\$2,526 3/31/30 **
2nd Floor	1 BR/BA	\$1,525 12/31/26
3rd Floor	1 BR/BA	\$1,625 4/30/27
Tenants pay gas & electric		
Retail pays 80% of water/sewage plus responsible for 33% reimbursements on taxes, insurance and common area maintenance.		
**Retail Tenant has one (1), five (5) year option		



aerial / location



market overview

Once a gritty mill district shaped by Pittsburgh's industrial era, Lawrenceville has transformed into one of the city's most compelling urban success stories. As Pittsburgh shifted from steel to a diversified economy anchored by technology, healthcare, robotics, and higher education, Lawrenceville emerged as a flagship example of neighborhood-level revitalization—where historic fabric, entrepreneurial energy, and modern investment converge.



Lawrenceville today offers a blend of renovated turn-of-the-century housing, new infill development, and adaptive-reuse lofts, all supported by seamless access to the region's two largest employment centers—Downtown Pittsburgh and Oakland. Its location places residents and businesses minutes from world-class institutions including the University of Pittsburgh, Carnegie Mellon University, UPMC, and the National Robotics Engineering Center, which sits at the neighborhood's eastern edge.



Anchored by Arsenal Park, the historic Allegheny Cemetery, and the nationally recognized UPMC Children's Hospital of Pittsburgh, Lawrenceville balances heritage with innovation. The Butler Street commercial corridor has evolved into a regional destination, home to independent retailers, chef-driven restaurants, boutique fitness, galleries, and entertainment concepts ranging from a single-screen cinema to a pinball café and vintage bowling alley.

Fueled by sustained residential demand, strong demographic growth, and a thriving small-business ecosystem, Lawrenceville has become one of Pittsburgh's premier urban neighborhoods. Former industrial buildings now house design studios, tech startups, breweries, and creative makerspaces. Forbes and national media outlets consistently highlight Lawrenceville's dining scene, reinforcing its reputation as one of the city's most dynamic, walkable, and culturally rich communities.

Lawrenceville's mix of historic character, modern amenities, and proximity to Pittsburgh's innovation economy continues to attract residents, employers, and investors—positioning the neighborhood as a long-term leader in the city's ongoing renaissance.



LAWRENCEVILLE VITALS

11,000 residents

3 Neighborhoods Lower, Central, Upper

6 minutes from Downtown PGH

22,631 Vehicles per Day cross 40th St Bridge

7 major colleges & university located minutes away

250+ Businesses and Restaurants located in Lawrenceville

visitor report - placer.ai

Market Visitors

May 1, 2025 - Apr 30, 2026



Visitation Metrics

Lower Lawrenceville
Neighborhood • Pittsbu...

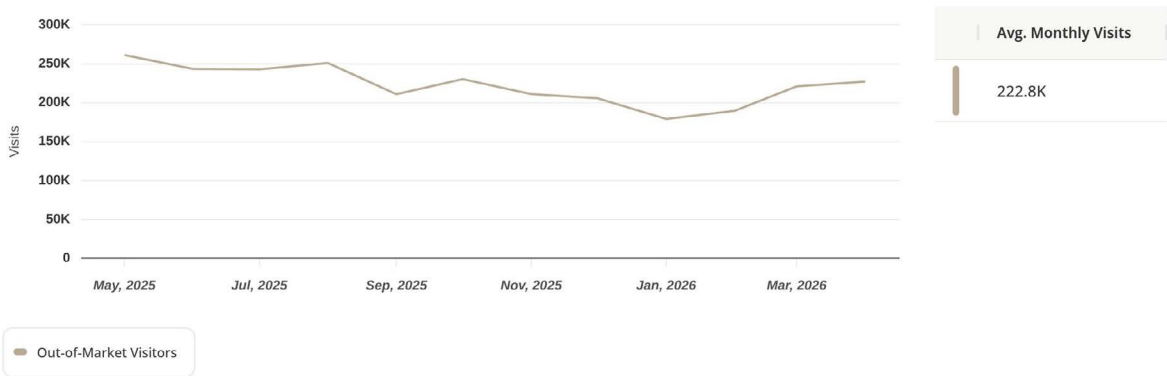
Out-of-Market Visitors	928.8K (-1.4% YOY)	Visits	2.7M (+1.9% YOY)
Avg. Days in Market	2.9	Avg. Daily Time Spent in Market	121 min
Median Daily Time Spent in Market	61 min		

Compared to: 1 Year Ago | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



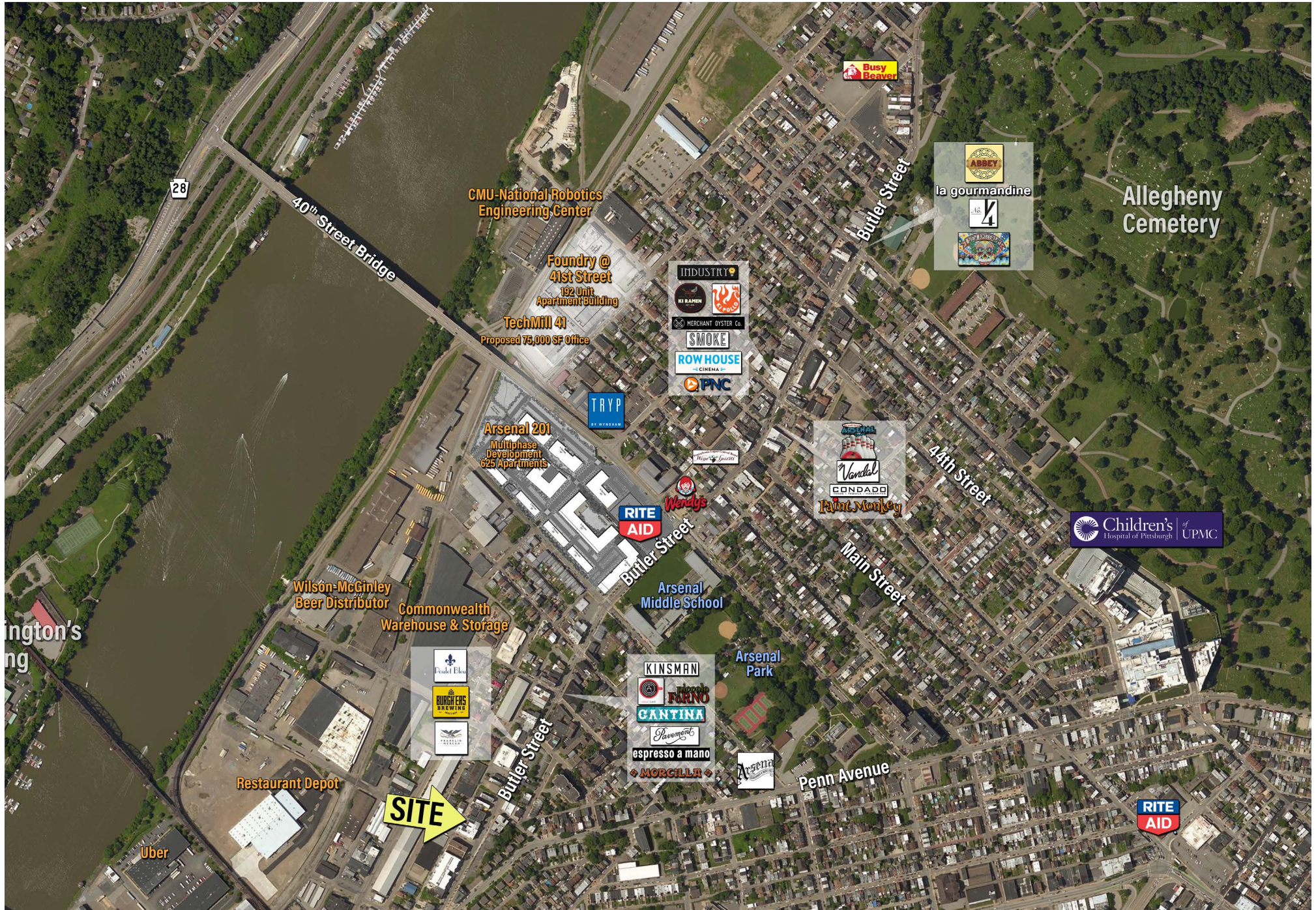
Visits Trend

Lower Lawrenceville
Neighborhood • Pittsbu...

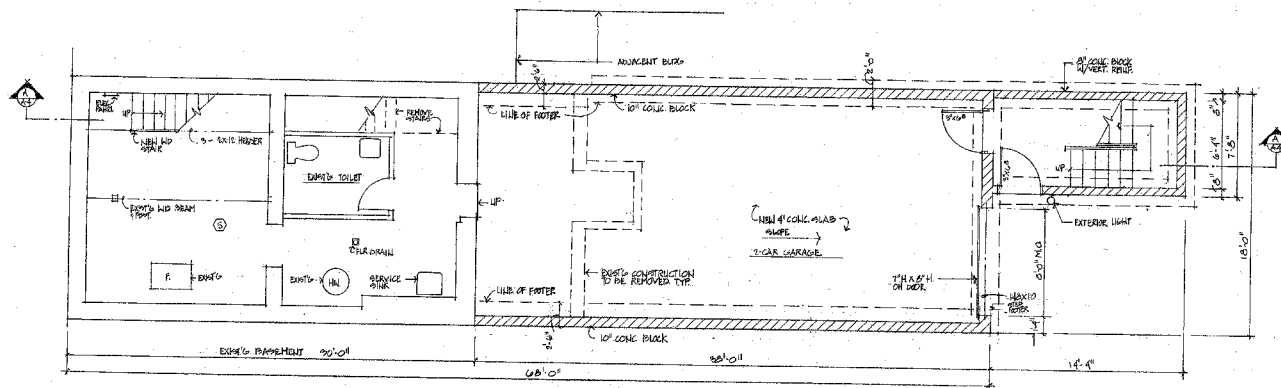


Monthly | Visits | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

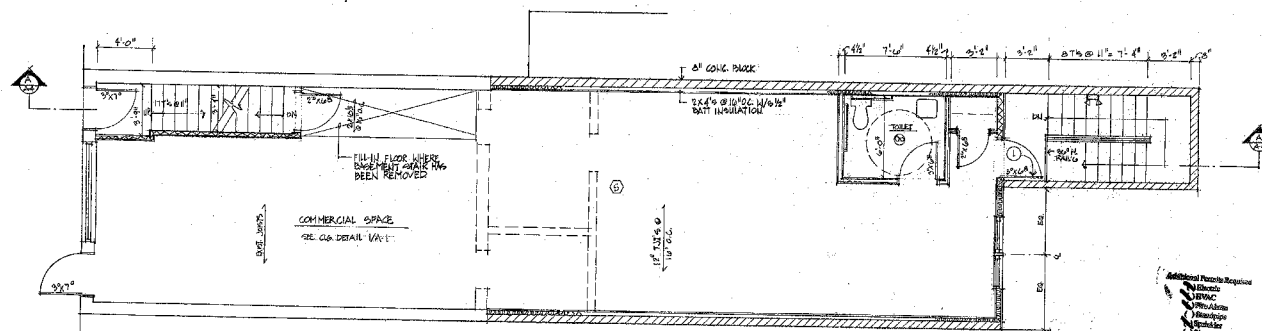




floor plans

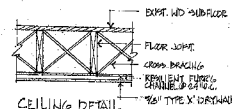


BASEMENT PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

FIRE RATING: 2 HR
FIRE TEST: UL R-177-30
PENETRATION: L 505, S-21-14
MIC DESIGN: M-1005



APPROVED FOR CONSTRUCTION

City of Pittsburgh
Department of Public Safety
Bureau of Building Inspection

John J. Miller
Engineer

Check out of approved plans shall be based on the building
also, open to the inspection of the state official.
The undersigned representative at all reasonable times.
All work shall conform to these approved plans
for which a permit is issued.



- LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
 - EXISTING CONSTRUCTION TO BE REMOVED
 - CONCRETE BLOCK
 - 1" RATED PARTITION, 5/8" TYPE X DRYWALL BA-502 @ 16" O.C.
 - EXTERIOR PARTITION - 2" X 4" NO STUDS @ 16" O.C. W/ 1/2" RATED INSULATION, 1/2" DRYWALL BA-502, EXTERIOR FINISH TO BE DETERMINED BY OWNER.
 - INTERIOR PARTITION - 2" X 4" NO STUDS @ 16" O.C. W/ 1/2" DRYWALL BA-502.
 - ① HARD WIRE SMOKE ALARM
 - ② EXHAUST FAN - EXHAUST TO OUTSIDE
 - ③ EMERGENCY LIGHTS
 - ④ REMOTE ID - EMERGENCY LIGHTS
 - ⑤ 1/2" DRYWALL BA-502 INSULATION, 1/2" DRYWALL BA-502, EXTERIOR FINISH TO BE DETERMINED BY OWNER.

NOTES

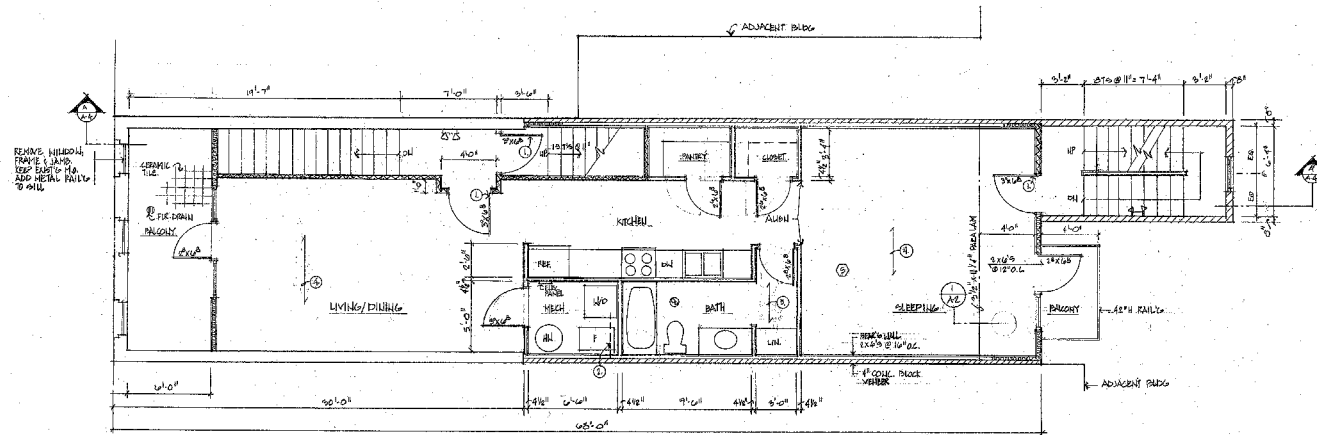
- ALL WORK IS TO COMPLY & MEET ALL APPLICABLE CODES.
- GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- DO NOT SCALE DRAWINGS. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS.
- MECHANICAL & ELECTRICAL WORK IS TO BE DESIGNED/BUILT BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT IN ACCORDANCE WITH ALL APPLICABLE CODES.
- CONSTRUCTION TYPE IS TYPE V.B.
- BUILDING IS A 2-STORY BUILDING. BASEMENT IS AT GRADE AT THE REAR ONLY.

KEY NOTES

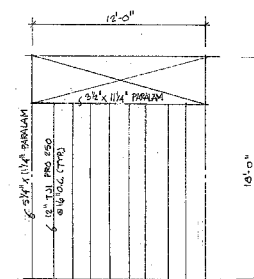
1. 1" RATED PARTITION
2. VENT EXHAUSTS TO THE OUTSIDE
3. HOT WATER HEATERS ARE ELECTRIC
4. 10' TYP. @ 16" O.C. PRO 300 SERIES - IN BATHROOMS ONLY
5. INSTALL RUBBER ROOF OVER EXTERIOR FINISH BEFORE INSTALLING MORTAR & CERAMIC TILE

Joyce Design Group Architects 440 Butler Street Pittsburgh, PA 15201 412.455.2018	REVISED 05-21-2010 PROPOSED ADDITION/RENOVATIONS TO: 3511 BUTLER STREET FOR: A-1 REALTY
DATE: APRIL 24, 2010	BASEMENT & FIRST FLOOR PLAN A-1

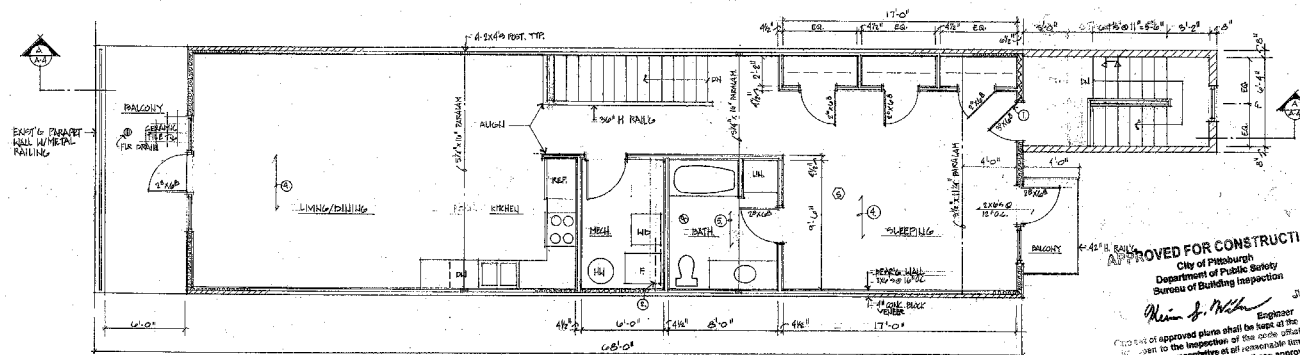
floor plans



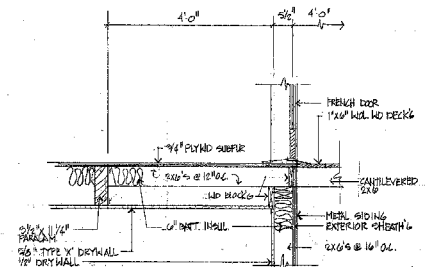
SECOND FLOOR PLAN



STAIR FRAMING @ 3RD FLOOR



THIRD FLOOR PLAN



DETAIL

APPROVED FOR CONSTRUCTION

City of Pittsburgh
Department of Public Safety
Bureau of Building Inspection

William J. Wilson Engineer

JUN 8 8 2005

Copies of approved plans shall be kept at the building
and open to the inspection of any police official, or an
authorized representative of any governmental agency.
All work shall conform to these approved plans
for which a permit is issued.



 Joyce Design Group Architects 441 Butler Street Pittsburgh, PA 15201 412.621.3008	PROPOSED ADDITION / RENOVATIONS TO: 351 BUTLER STREET FOR: A-1 REALTY
DATE: APRIL 24, 2000	SECOND & THIRD FLOOR PLANS

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

Location: 3511 BUTLER ST

Parcel ID: 0048S00245 00

Ward: 6

Certificate Number: 06-01371

Date Issued: 03/29/2018

Permitted Occupancy:

NEW 3RD FL ADDITION ABOVE EXISTING 2-STORY STRUCTURE AND NEW 3-STORY ADDITION AT REAR FOR USE AS COMMERCIAL SPACE ON FIRST FLOOR WITH 2 DWELLING UNITS ABOVE AND A 2-CAR INTEGRAL GARAGE AND 1 REAR PARKING STALL

Construction Code Edition: IBC 2003

Construction Type: VB

Permit Number: 06-01371

Final Inspection Date: 03/21/2018

Use Group(s): B

Conditions: ZBA #: NA

BOA #:

L&I AB#:

Sprinkler System Provided: NFPA 13 , Throughout

HRC#: NA

Owner: 3811 ASSOCIATES

Lessee:

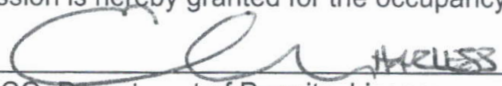
3507 BUTLER ST

PITTSBURGH PA

15201



Permission is hereby granted for the occupancy described above.


BCO, Department of Permits, Licenses, and Inspections



JAY W. PHOEBE
jphoebe@Hannacre.com
412-261-2200

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Pittsburgh, PA 15222
Hannacre.com

