



RETAIL/OFFICE BUILDING FOR SALE WITH NOI OR LEASE

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------------|-------------------------------------|
| Sale Price: | \$1,340,000 |
| Building Size: | 8,000 SF (includes basement) |
| 1st Floor Retail Available: | 2,409 SF @ \$22/psf NNN |
| 2nd Floor Current NOI: | \$64,335.00 |
| Renovated: | 2019 |
| Zoning: | LNC - Local Neighborhood Commercial |

PROPERTY OVERVIEW

This two-story building features prime retail space on the first floor (2,409 SF). This location, in the heart of Pittsburgh's beloved Shadyside neighborhood, is surrounded by highly sought-after residential real estate, shopping and dining. This location also offers great proximity to Pitt, CMU, and Carlow Campuses, UPMC's main campus and to the bustling tech hub of East Liberty.

PROPERTY HIGHLIGHTS

- Great Owner-Occupier Opportunity
- Strong Demographic Area
- Exceptional Foot Traffic
- Rear Parking Lot (5 Spaces)
- Integral Garage (2 spaces)

Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



ADDITIONAL PHOTOS



Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

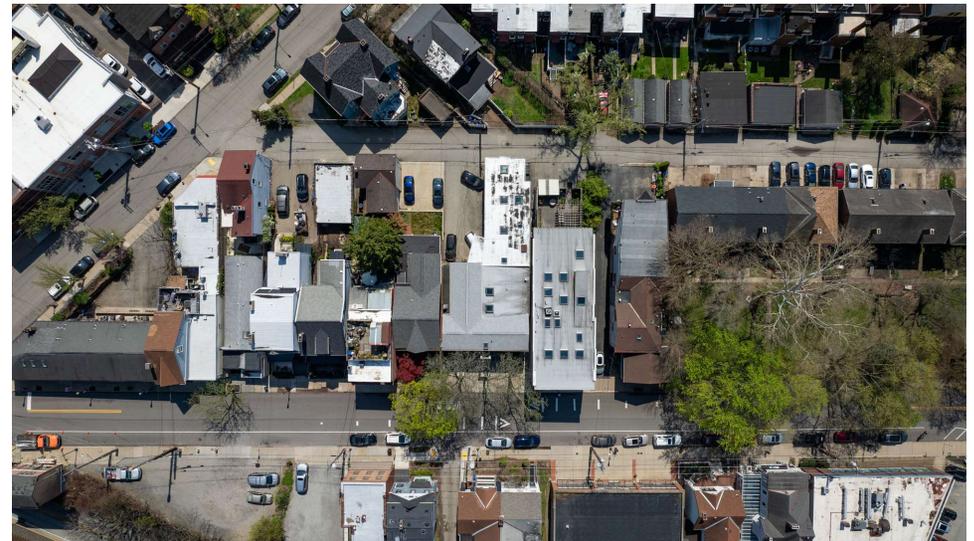
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



ADDITIONAL PHOTOS



Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

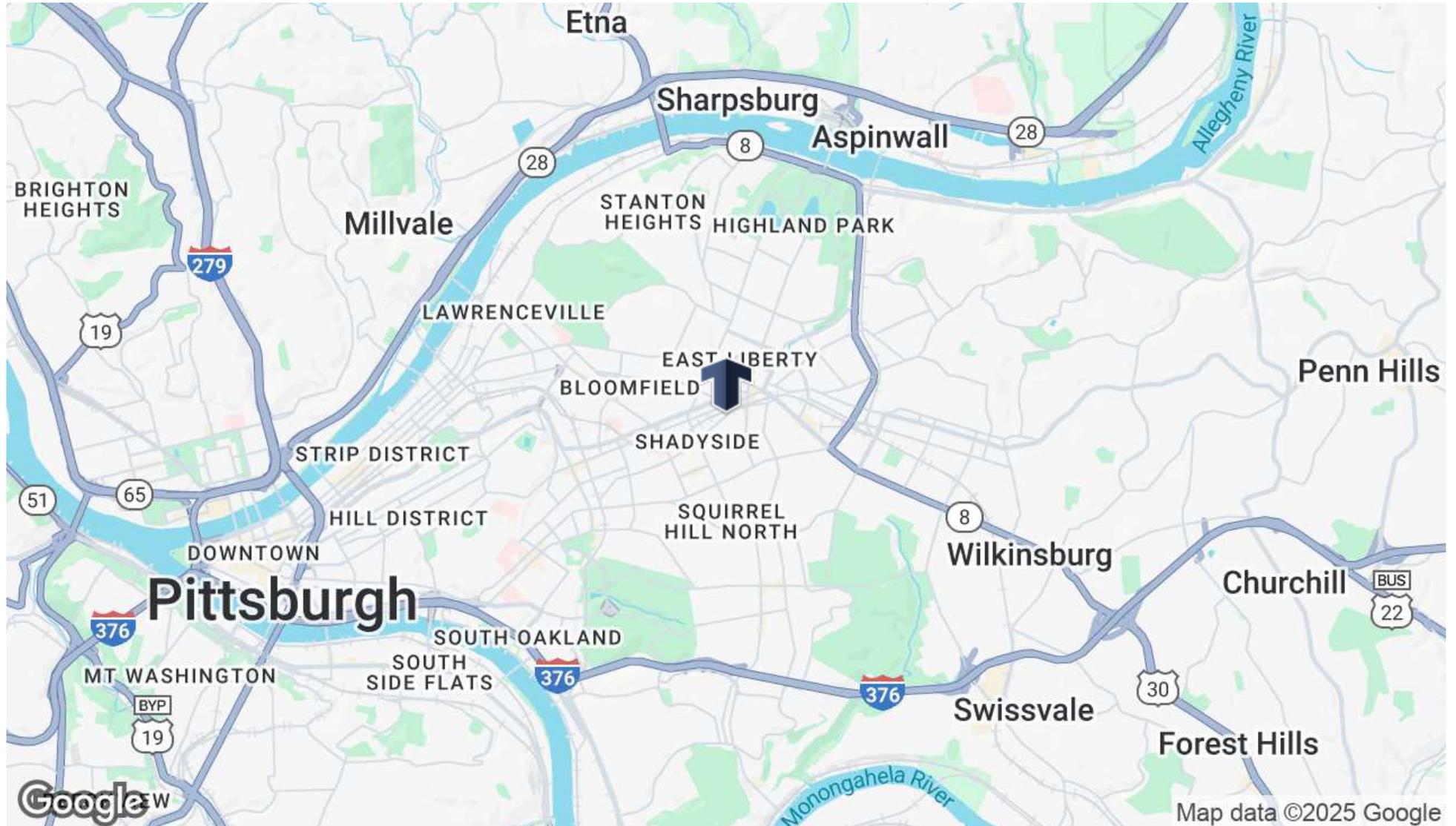
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

5880 ELLSWORTH AVENUE

PITTSBURGH, PA 15232



LOCATION MAP



Presented By:

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

