



OFFERING MEMORANDUM

901 PENN AVENUE

WILKINSBURG, PA

TABLE OF CONTENTS

1. Investment Summary
2. Investment Highlights
3. City Overview
4. Strip District Accolades: Robotics Row
5. Strip District Accolades: Area Amenities
6. Zoning & Permitted Uses
7. Photo Gallery
8. Contact Information



INVESTMENT SUMMARY



Colliers is pleased to present the opportunity to acquire 901 Penn Avenue, a 5-bay automotive repair building situated in the Borough of Wilkinsburg. The 3,702 square-foot reinforced concrete facility was formerly operated as a Monroe Muffler location and features 15 dedicated parking spaces along with 130 feet of prime frontage on Penn Avenue. Existing lifts and equipment remain on site and can be negotiated as part of the transaction, offering a turnkey opportunity for an operator. The property benefits from a desirable traffic count of over 21,000 vehicles per day and a strategic location that captures both inbound and outbound traffic from Pittsburgh's East End. Positioned between East Liberty/Bakery Square and I-376, 901 Penn Avenue offers exceptional visibility and accessibility within a high-demand commuter corridor.

Wilkinsburg offers investors proximity to Pittsburgh's urban core, diverse housing stock, and the benefits of ongoing redevelopment initiatives that continue to enhance the borough's appeal.

This offering provides buyers with the chance to acquire a well-located, adaptable property in a gateway corridor with long-term upside potential through repositioning or continued use in alignment with Wilkinsburg's revitalization trajectory.

OFFER SUMMARY

Price: \$490,000

Building Size: 3,720 SF

Address: 901 Penn Avenue, Pittsburgh, PA 15221

Parcel ID's: 233-A-60

County: Allegheny County

Municipality: Borough of Wilkinsburg

Land Area: 17,270 SF

Zoning District: Mixed Use

Residential District

INVESTMENT HIGHLIGHTS

WILKINSBURG IS A HISTORIC PITTSBURGH BOROUGH RECOGNIZED FOR ITS STRONG COMMUNITY FABRIC, ARCHITECTURAL CHARACTER, AND STRATEGIC LOCATION ADJACENT TO THE CITY'S EAST END.



Established Automotive Location:

The property has long operated as an automotive service facility, offering strong brand recognition and a natural fit for another automotive user to capitalize on its established reputation.



High Traffic Corridor:

With an average daily traffic count of 21,307 vehicles along Penn Avenue, the site benefits from excellent visibility and consistent exposure to both local and commuter traffic.



Functional 5-Bay Layout:

The 3,702 SF reinforced concrete building features five service bays, plus dedicated storage space for parts and tires, providing an efficient setup for automotive operations.



Prominent Penn Avenue Frontage:

Offering 130 feet of frontage and 15 dedicated parking spaces, the property combines strong visibility with customer accessibility in a prime commuter corridor.

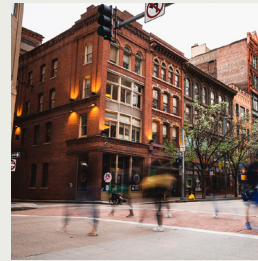
CITY OVERVIEW: PITTSBURGH

Boasting a rich cultural history, iconic architecture, livable communities, thriving business districts, and abundant academic and employment opportunity, Pittsburgh has attracted the eye of both U.S. investors and beyond with its growing reputation as one of America's most popular cities. Internationally recognized for its travel, dining, and entertainment destinations, leadership in innovative research and development, and affordable cost-of-living metrics, this portfolio location offers a vibrant quality of life to prospective residents and safe investment opportunity for property owners.



An Expanding Economy

Pittsburgh's future job growth is predicted to be 24.4% over the next decade, with an estimated 294,029 jobs currently reported within the city limits by the Pittsburgh Downtown Partnership.



High Rental Demand

As the region continues to grow at over 20% in the 25-34 year-old demographic range, demand for amenitized apartments has increased substantially.



Tech, Eds, & Meds

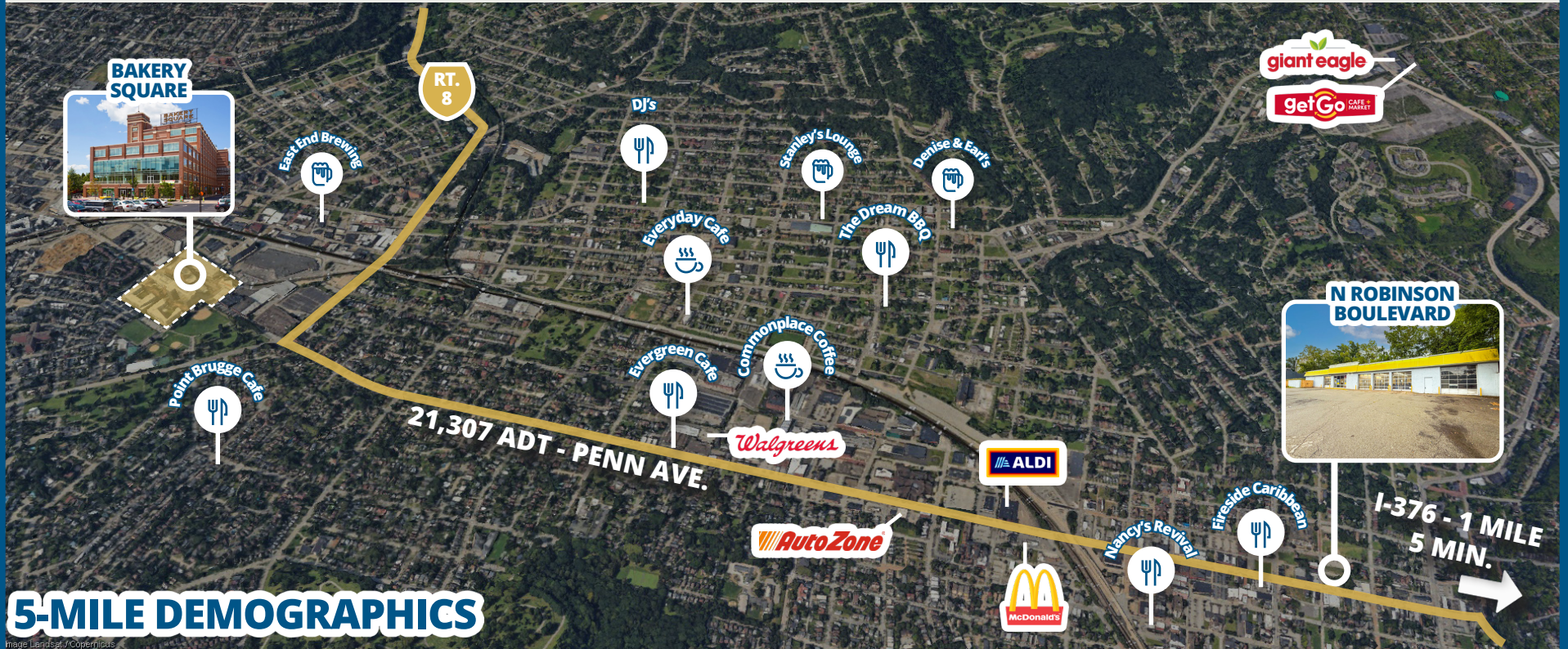
Pittsburgh is home to a thriving innovation economy, anchored by leading technology companies, world-class universities, and nationally recognized healthcare networks, creating a strong foundation for long-term growth and investment.



Transit Oriented

Renowned for its public transit system: light rails, biking lanes, and cross-city walkability make every neighborhood accessible. Conveniently, there's a bus stop located directly outside the property that serves the popular 87 and 91 lines, providing direct access to key destinations across the city.

SURROUNDING RETAILERS



10,922

Businesses

200,023

Employees

129,577

Households

ZONING

& PERMITTED USES



Allegheny County Property Address	Parcel Number	Zoning Information	Lot Size (SF)	Assessed Value	Taxes
901 Penn Avenue, Pittsburgh PA 15221	233-A-60	Mixed-Use Residential	17,270 SF	\$220,700	\$9,916.05

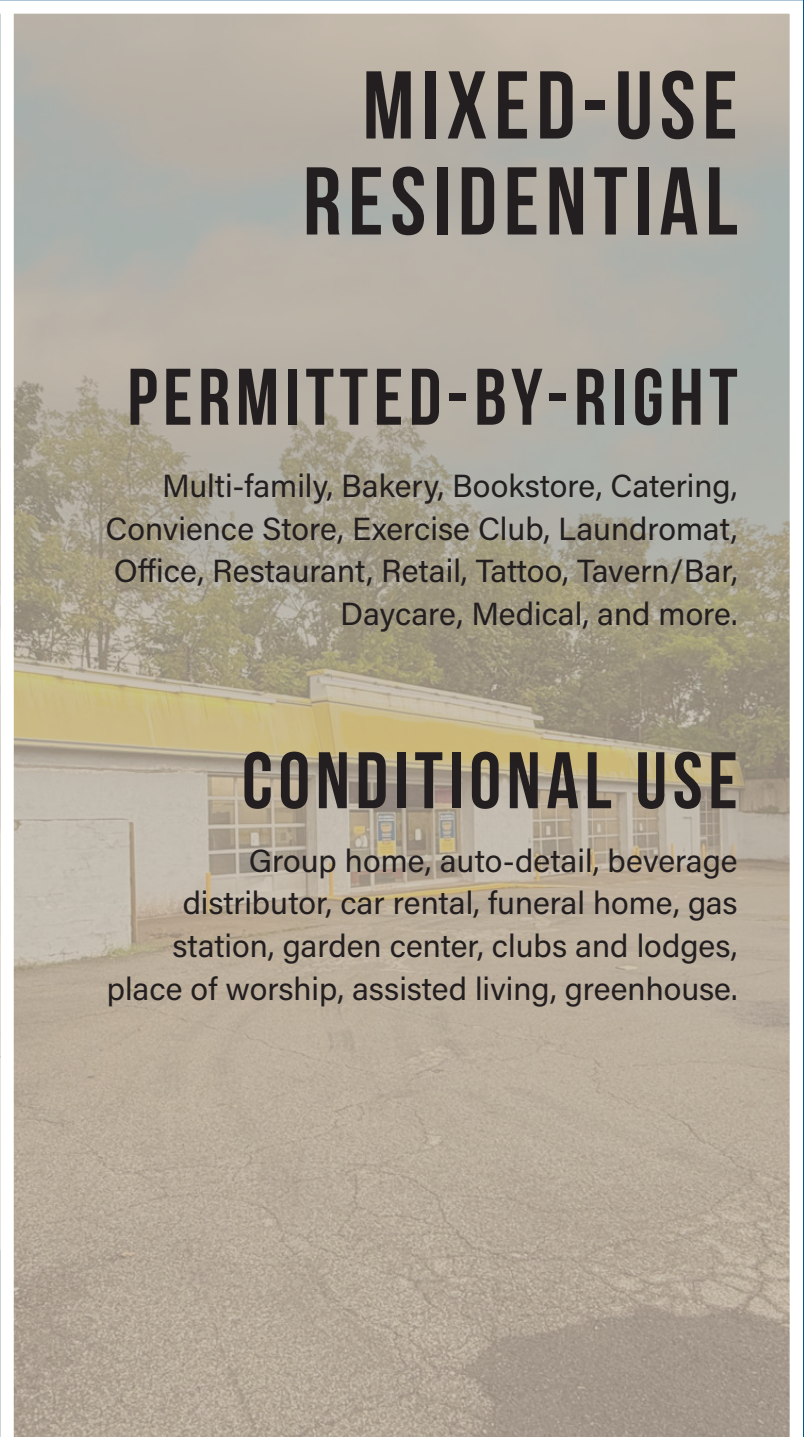
MIXED-USE RESIDENTIAL

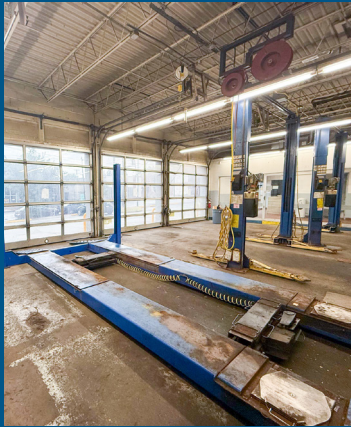
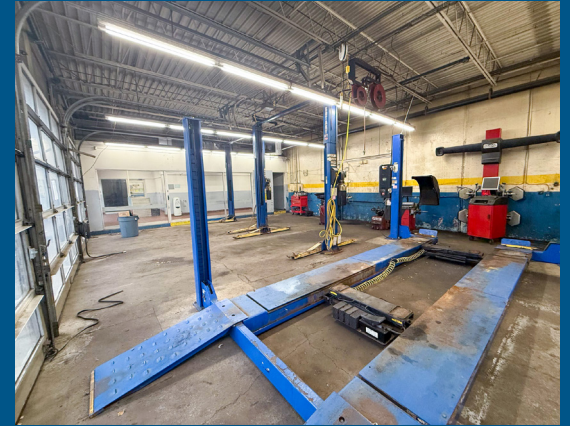
PERMITTED-BY-RIGHT

Multi-family, Bakery, Bookstore, Catering, Convenience Store, Exercise Club, Laundromat, Office, Restaurant, Retail, Tattoo, Tavern/Bar, Daycare, Medical, and more.

CONDITIONAL USE

Group home, auto-detail, beverage distributor, car rental, funeral home, gas station, garden center, clubs and lodges, place of worship, assisted living, greenhouse.





901 PENN AVENUE, PITTSBURGH PA 15221

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