

BLOOMFIELD OPPORTUNITY BUILDING FOR SALE

4730 LIBERTY AVENUE, PITTSBURGH, PA 15224

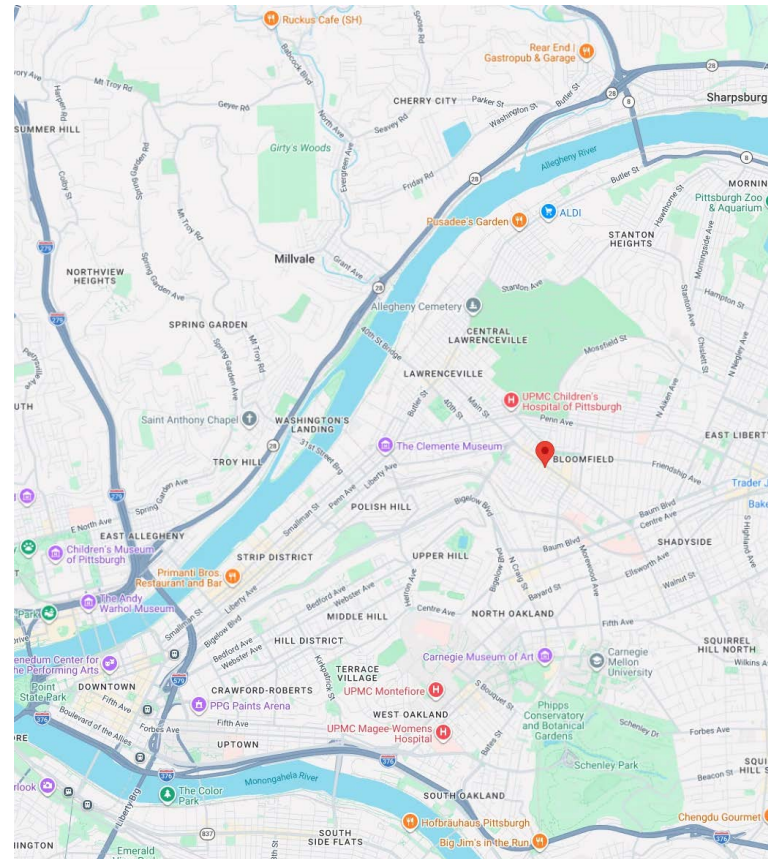


OFFERED AT: \$595,000



PROPERTY FEATURES:

- For Sale - Bloomfield - 8th Ward City of Pittsburgh
- Three-Story Mixed-use property
- Located at the signalized intersection of Liberty and Cedarville St
- First floor retail with mezzanine office space on upper floors
- Two - 1BR/1BA apartments on upper floors
- Separate gas and electric
- Separate HVAC and Hot water tanks
- 3 car parking in the rear
- Zoned LNC
- **Offered at \$595,000**



CONTACT:

JAY PHOEBE

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412 261 2100

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	33,391	180,379	336,502
HOUSEHOLDS	18,538	85,842	161,256
AVERAGE HH INCOME	\$88,439	\$94,884	\$92,615
CONSUMER SPENDING	\$461.8M	\$2.2B	\$4.2B
AVERAGE DAILY TRAFFIC	11.2K	16.6K	22.K

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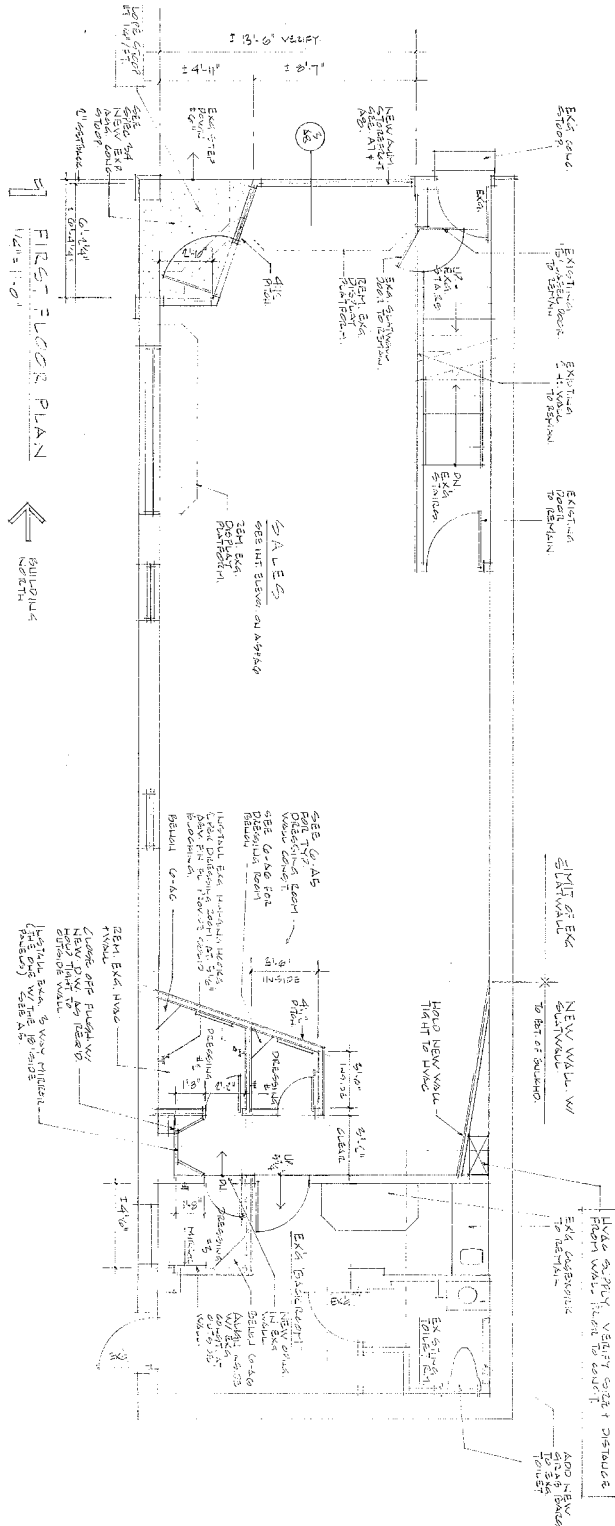
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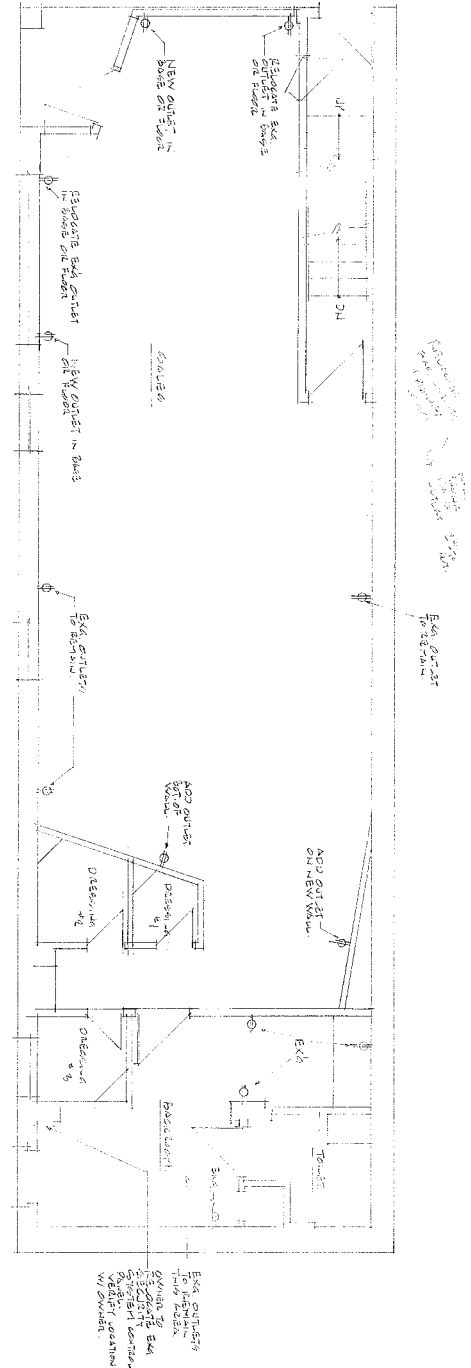
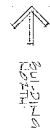
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FIRST FLOOR ELECTRICAL



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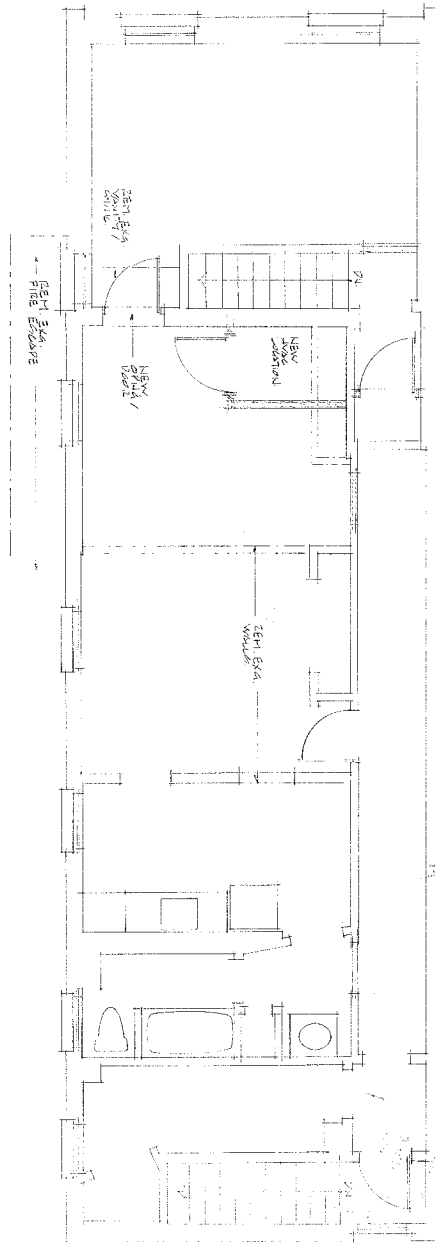
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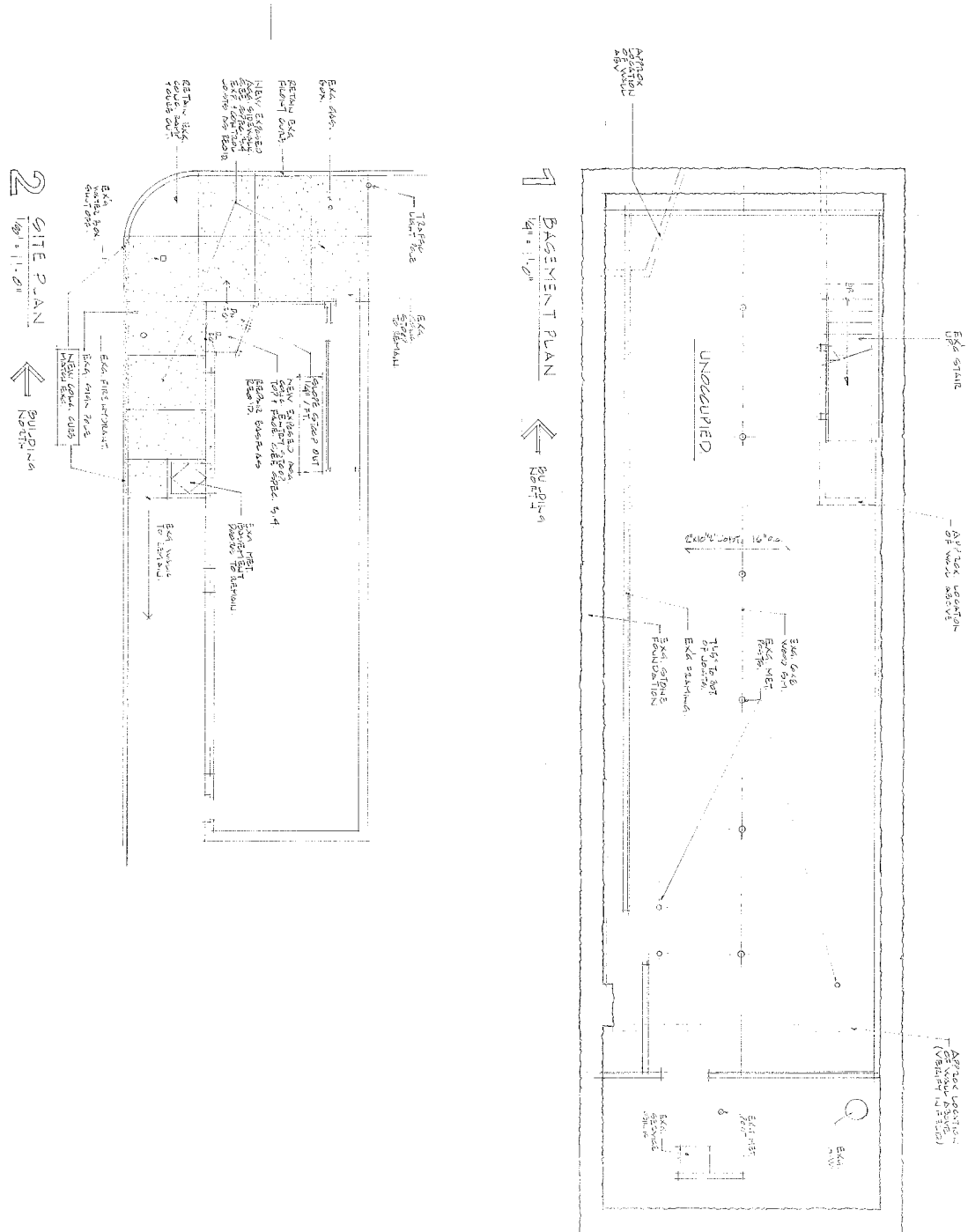


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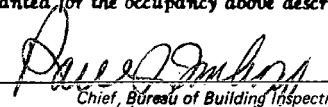
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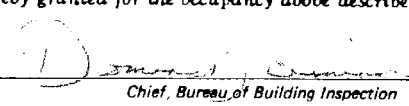
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CERTIFICATE OF OCCUPANCY	
CITY OF PITTSBURGH	
App. 1984	No. 49634 88 AUG-5
Location 4730 Liberty Avenue	Ward 8
Permitted Occupancy Shoe store with incidental office and two dwelling units and three outdoor parking stalls.	
Owner C & B Company	Lessee
Address 1650 Beechwood Blvd. Pittsburgh, PA 15217	Address
Permission is hereby granted for the occupancy above described.	
 Chief, Bureau of Building Inspection	

CERTIFICATE OF OCCUPANCY	
CITY OF PITTSBURGH	
App. 1998 Use Group M	No. 76767 98 DEC-3
Location 4730 Liberty Avenue	Ward 8-02
Permitted Occupancy First Floor Women's Clothing Store	
Owner AVENUE ASSOCIATES INC	Lessee ALLURE
Address 6953 ROSEWOOD ST PITTSBURGH PA 15208	Address
Permission is hereby granted for the occupancy above described.	
 Chief, Bureau of Building Inspection	

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