

357 North Craig Street

OAKLAND SUBMARKET PITTSBURGH, PA 15213

COMMERCIAL BUILDING FOR SALE

\$2,195,000



Front entrance space



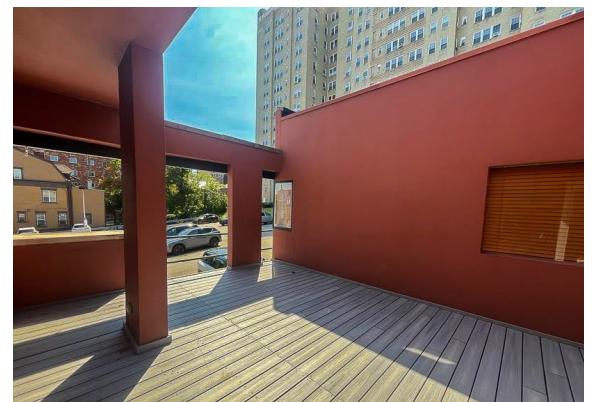
Reception area

PROPERTY HIGHLIGHTS

- Approximately 12,000 SF of commercial space on 0.2 acres (8,712 SF).
- Four individual tenant spaces spanning two floors, could be combined or reconfigured.
- Constructed in 1985, designed by Front Studio Architects.
- Parcel ID 26-S-11; RM-VH Zoning- Moderate Density (City of Pittsburgh).
- Adjacent parking lot (18 spaces) controlled access under lease agreement until 2038.
- Prime visibility along North Craig Street in between Baum Blvd and Centre Ave, with traffic counts of over 6,400 on Bigelow Boulevard.
- Fantastic connectivity to Oakland, Bloomfield and East Liberty.

Opportunity Summary

Outstanding opportunity for an owner-occupier or a third-party commercial landlord to capitalize on ready for lease university-adjacent office space. The Property also has significant development potential including high-density residential by right, perfectly positioned at the edge of Oakland. Located a half mile from The Assembly, one mile from Carnegie Mellon's Tepper School of Business and 1.2 miles from University of Pittsburgh's Cathedral of Learning.



Exterior deck



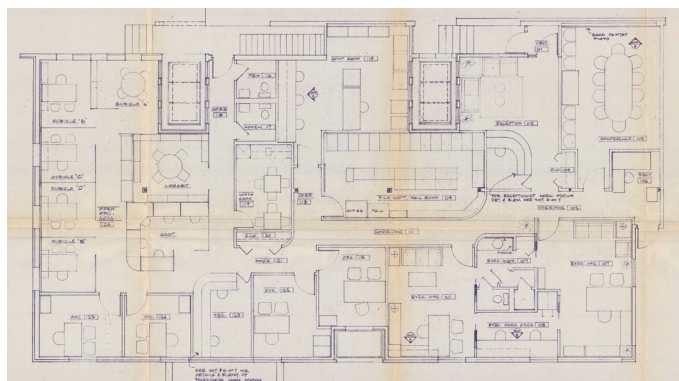
Open space with drafting table

2024 AREA DEMOGRAPHICS

	One Mile	Three Miles	Five Miles
Population	35,853	191,388	362,045
Households	16,024	89,522	168,823
Average Household Income	\$80,015	\$89,323	\$83,132
Median Household Income	\$46,622	\$59,272	\$56,659
Median Age	29	33	36.2
Bachelor's Degree or Higher	53%	52%	43%



Area with overlook



Original floor plans



Private office

 **Massaro** PROPERTIES, LLC

412 - 490 - 1710



Interested in this property? Please contact:

Brandi Welsch

813 - 924 - 3657 | bwelsch@massaroproperties.com