

FOR SALE



1400 INGHAM STREET

PITTSBURGH, PA 15212

OXFORD
REALTY SERVICES, INC.

PROPERTY DESCRIPTION

BUILDING SIZE

9,995 SF - 2-Story Main Building

- 5,100 SF - Upper Level
- 4,895 SF - Lower Level

PROPERTY HIGHLIGHTS

- 6.5± acre site within Pittsburgh city limits, offering ample space and flexibility for expansion or future development
- The property includes three buildings: the main Career Development Center, a modernized two-story auxiliary building, and a free-standing garage/warehouse with three drive-in doors, offering versatile space for operations, training, storage, or other uses
- Ample on-site parking (102 spaces) to support a variety of high-traffic uses such as educational, medical, or community services, something that's often limited in urban settings
- Located approximately 10 minutes from downtown Pittsburgh, offering convenient access to city amenities.
- Campus-like setting ideal for institutional buyers or organizations seeking a self-contained environment
- Situated in a vibrant neighborhood with a strong sense of community, ideal for organizations focused on outreach or public services

SALE PRICE

\$990,000.00

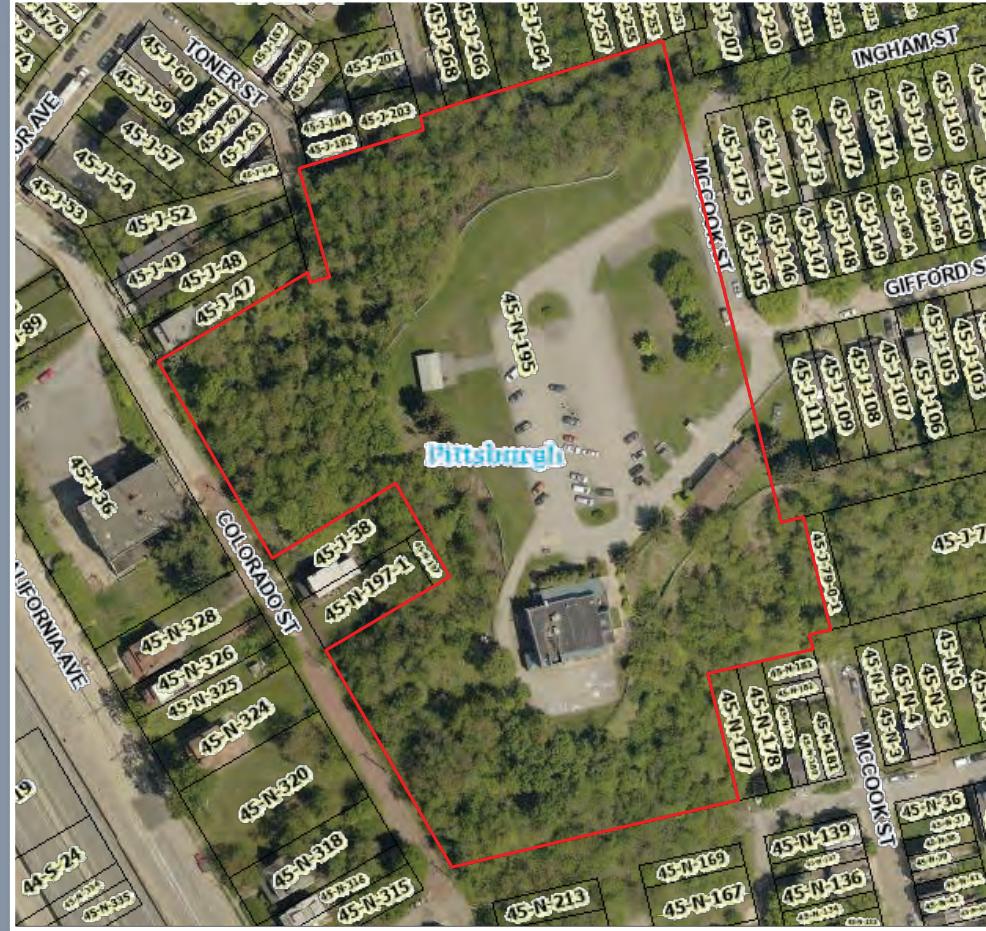


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PROPERTY SUMMARY

Lot and Block No:	0045-N-00195-0000-00 (Allegheny County)
Zoning:	RIA - H (City of Pittsburgh)
Type:	Religious Facility (currently being used as a Career Development Center)
Land Area:	Approximately 6.5092 Acres
Year Built:	Built - N/A; Renovated in 2011 (Level 2 renovations completed to reconfigure existing space)
Construction Type & Finish:	Two structures both masonry construction
Parking Area:	Approximately 102 car parking lot
Roof:	Replaced in 2017
Mechanical Systems/HVAC:	Multiple HVAC Systems (approx. 15 years old)
Utility Companies:	
Water/Sewer:	Pittsburgh Water and Sewer Authority
Electric:	Duquesne Light Company
Gas:	Peoples Natural Gas
Real Estate Taxes:	\$28,112 (based on 2025 millage rate)* *Current owner is tax exempt



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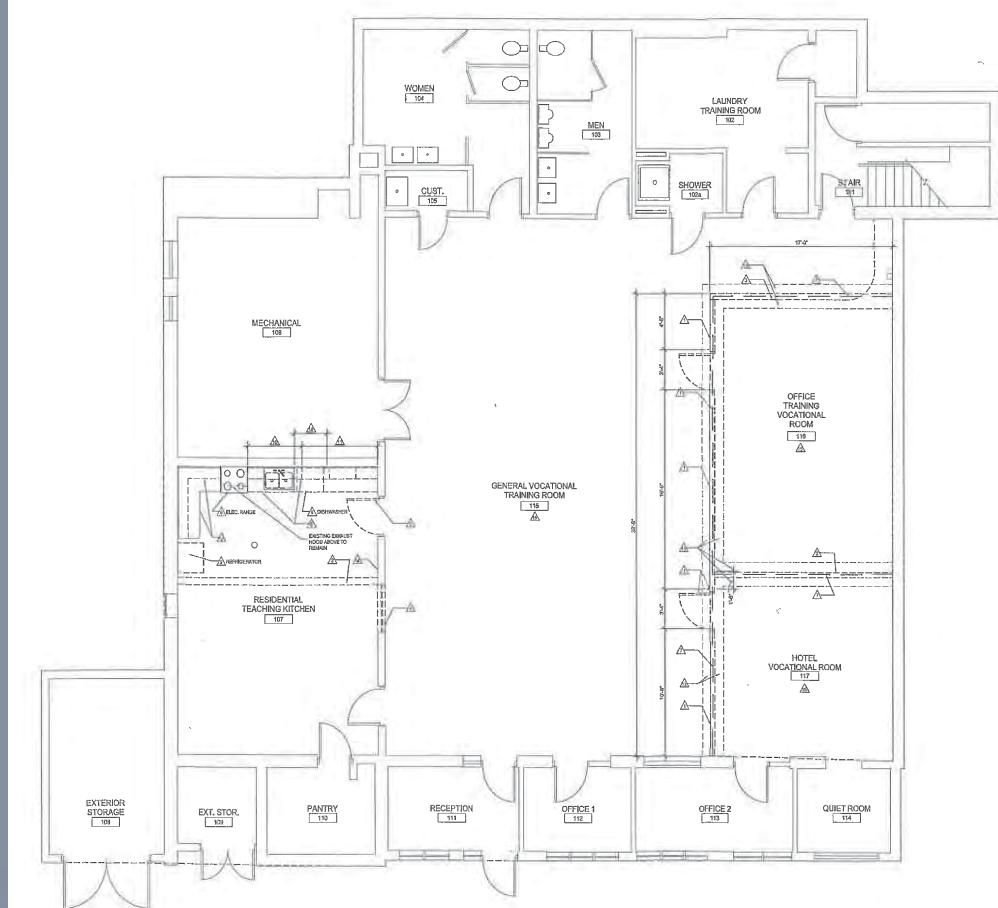
BUILDING PHOTOS



1400 INGHAM STREET

FLOOR PLANS

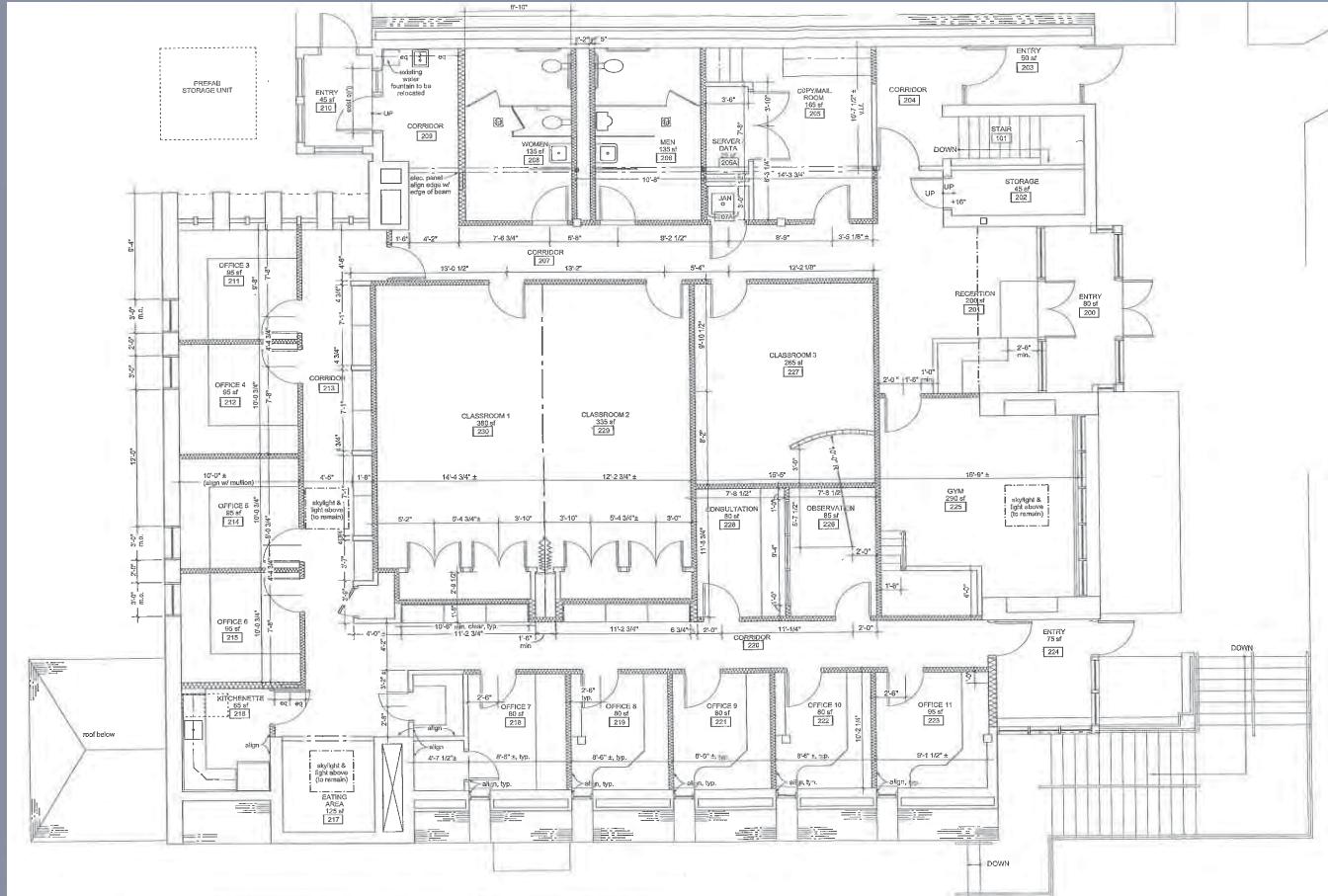
LOWER LEVEL - OFFICE BUILDING



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FLOOR PLANS

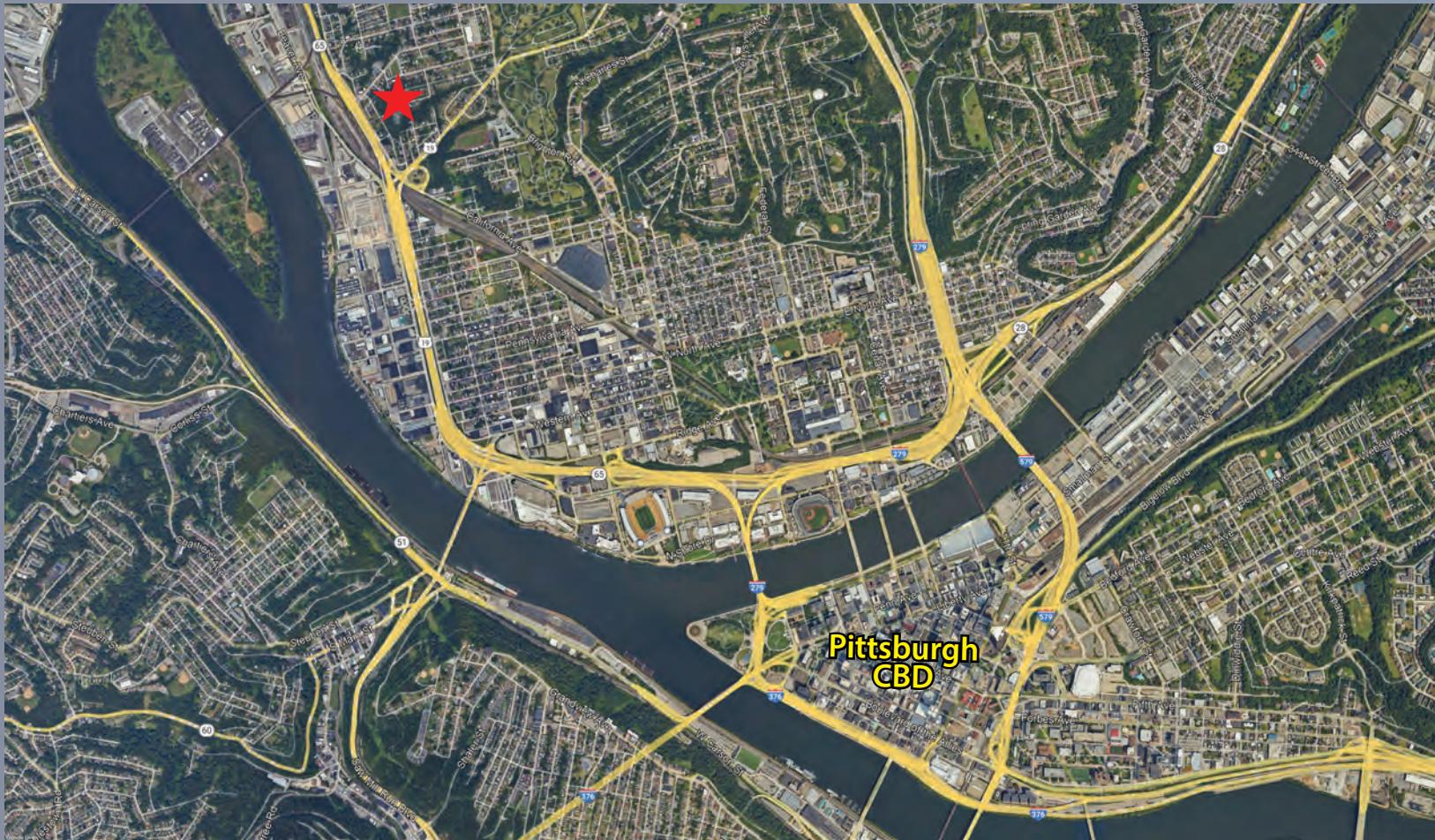
UPPER LEVEL - OFFICE BUILDING



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PROPERTY LOCATION



DEMOGRAPHICS

	3-MILES	5-MILES
Population	119,749	301,681
Average HH Income	\$80,957	\$82,223

TRAFFIC COUNTS

10,423 Vehicles Daily.....
California Avenue & Route 19 (Marshall Ave)

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For more information or to schedule a tour, please contact:



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