

BERKSHIRE HATHAWAY

HomeServices

The Preferred Realty

PROPERTY REPORT

838 Butler St, Pittsburgh, PA 15223



Presented by

Nancy Ware

Work: 412-848-1661 | Fax: 412-486-6196

Main: nancyware@tprsold.com

Broker: <http://nancywareteam.com/>

Berkshire Hathaway HomeServices The Preferred Realty

4100 Route 8
Allison Park, PA 15101

838 Butler St, Pittsburgh, PA 15223

● Active

* New, Active: 5/17/2024

List Price

\$399,900

Active Date: 5/17/2024

Listing ID: 1653678

Closed Price

\$66,000

Closed Date: 1/7/2013

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Retail
Property Subtype	Auto repair (& related)	Retail
Number of Units	0	-
Lot Size	0.29 acres	0.43 acres
Lot Dimensions	12572 SF	0.4340
Garage (spaces)	0	-
Construction	-	Concrete

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Extended Property Facts

Structure Details

Ceiling Height	12'
Construction Features	Concrete
Parking Spaces	20

Property Features

Construction Features	Concrete
Road	Interstate
Lot Size Dimensions	0.4340
Ceiling Height	12'39";
Utilities	Electricity, Gas, Sewer, Water
Parking Spaces	20

Exterior Details

Lot Size - Square Feet	12572 sq ft
Lot Size - Acres	0.289 ac
Neighborhood Code	55C34

Location Details

Directions to Property	Route 28 South to Exit 4-Route 8 North to Property on Right
Zoning	GC

Listing Facts and Details

Listing Details

Listing ID: 1653678
Listing Source: West Penn MLS Inc.
Original List Price: \$399,900
Original List Date: 5/17/2024
Current List Price: \$399,900
Last Modified: 5/17/2024
Showing Instructions: Other
Utilities: Electricity, Gas, Sewer, Water

Details:

Fabulous commerical property with a double lot being sold together~Most recently used as a bus garage for Urso Bus, this building could have many uses~Property was also used as a mechanic's shop in the past~Also could be a fabulous location for any type of retail business

Legal:

LOT:00252 BLK:0222A DIST:944 CITY/MUNI/TWP:SHALER LOT 135XAVG101.135X113.62 RR BUTLER RD(RTE 8) C B SERV STA PAVING

Price Change History

Change Date	Description	New List Price	% Change
5/17/2024	Active	\$399,900	-

Public Facts

Owner Information

Owner Name	SCOTT URSO
Mailing Address	838 Butler St Pittsburgh PA 15223-1340
Contact Title	OWNER
Contact Name	SCOTT URSO
Number of Tenants	1
Avg. Time Tenants in Business	4,822

Legal Description

APN	222-A-252
FIPS Parcel Number	42003222-A-252
Census Tract	420034267.002032
Abbreviated Description	LOT:00252 BLK:0222A DIST:944 CITY/MUNI/TWP:SHALER LOT 135XAVG101.135X113.62 RR BUTLER RD(RTE 8) C B SERV STA PAVING
City/Municipality/Township	Pittsburgh, PA 15223
Building Name	URSO TOURS
Building Sqft Est.	1,231
General Use	Auto Repair (& Related), Garage
Overall Use	MISCELLANEOUS SERVICES

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$32,400	\$81,800	\$114,200	\$3,760
2023	\$32,400	\$81,800	\$114,200	\$3,626
2022	\$32,400	\$81,800	\$114,200	\$3,626
2021	\$32,400	\$81,800	\$114,200	\$540
2020	\$32,400	\$81,800	\$114,200	\$3,512
2019	\$32,400	\$81,800	\$114,200	\$3,483

2018	\$32,400	\$81,800	\$114,200	\$3,483
2017	\$32,400	\$81,800	\$114,200	\$3,401
2016	\$32,400	\$81,800	\$114,200	—
2015	\$32,400	\$81,800	\$114,200	\$540
2014	\$32,400	\$81,800	\$114,200	\$3,262
2013	\$32,400	\$81,800	\$114,200	—
2012	\$22,700	\$51,300	\$74,000	—
2011	\$22,700	\$51,300	\$74,000	—
2008	\$22,700	\$51,300	\$74,000	—

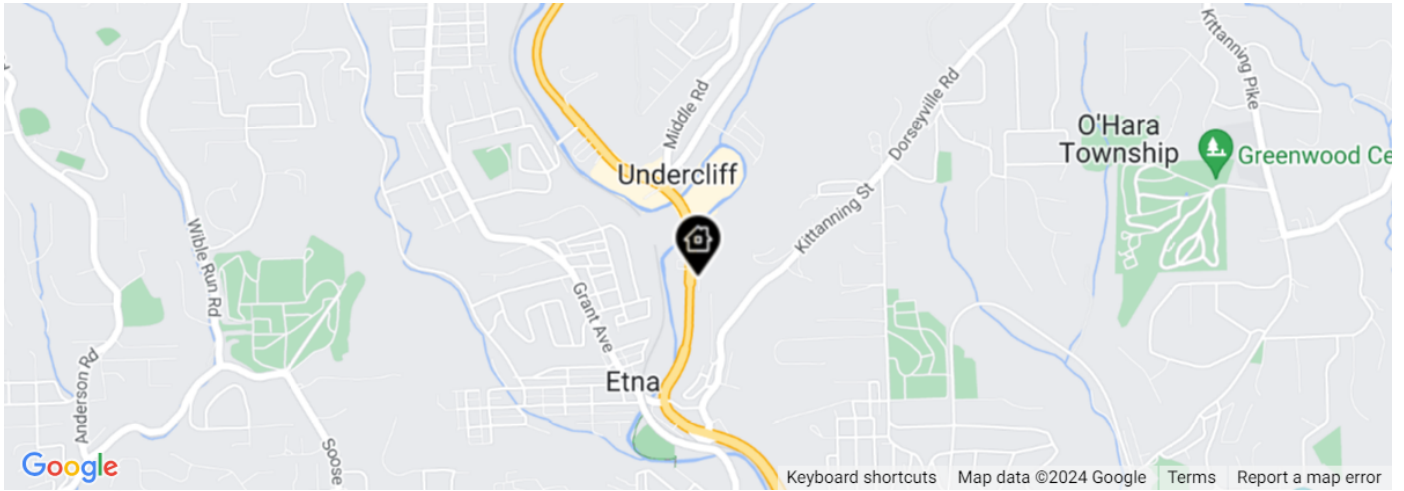
Deed Records

Recording Date	1/7/2013
Document Type	Warranty Deed
Sales Price	\$66,000
Sales Price Code	Full amount stated on Document
Buyer Name	SCOTT URSO
Seller Name	GERALDINE M FREDERICK
Book #	15122
Page #	11
Contract Date	10/26/2012

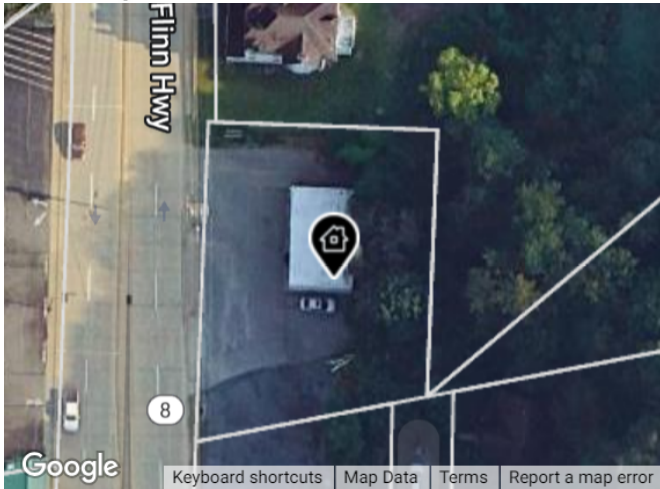
Financial Details

Adjusted Prop. Value	\$114,200
Est. Prop Change Current Owner	25%
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	153
Property Use Reliability Score	153
Property Use Risk Score	C
Financial Risk Score	153
Local Area Credit Risk Score	D
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK
Special Risk Characteristics 2	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

Maps



Legend: Subject Property

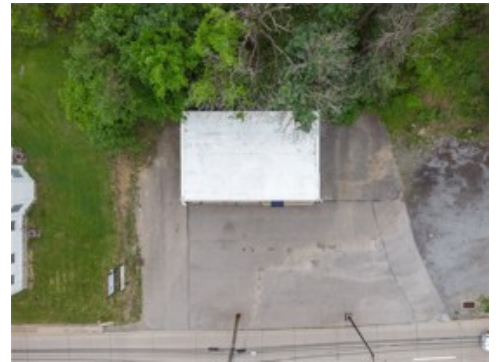


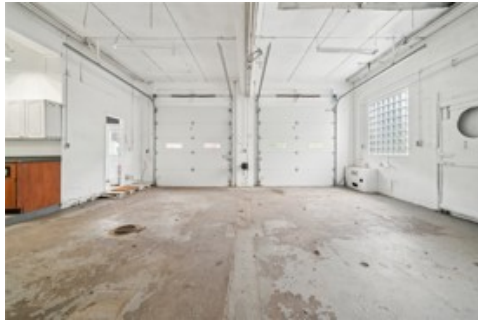
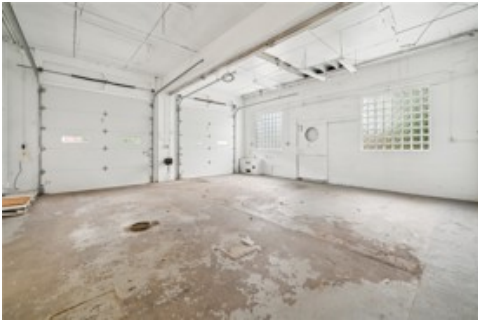
Legend: Subject Property



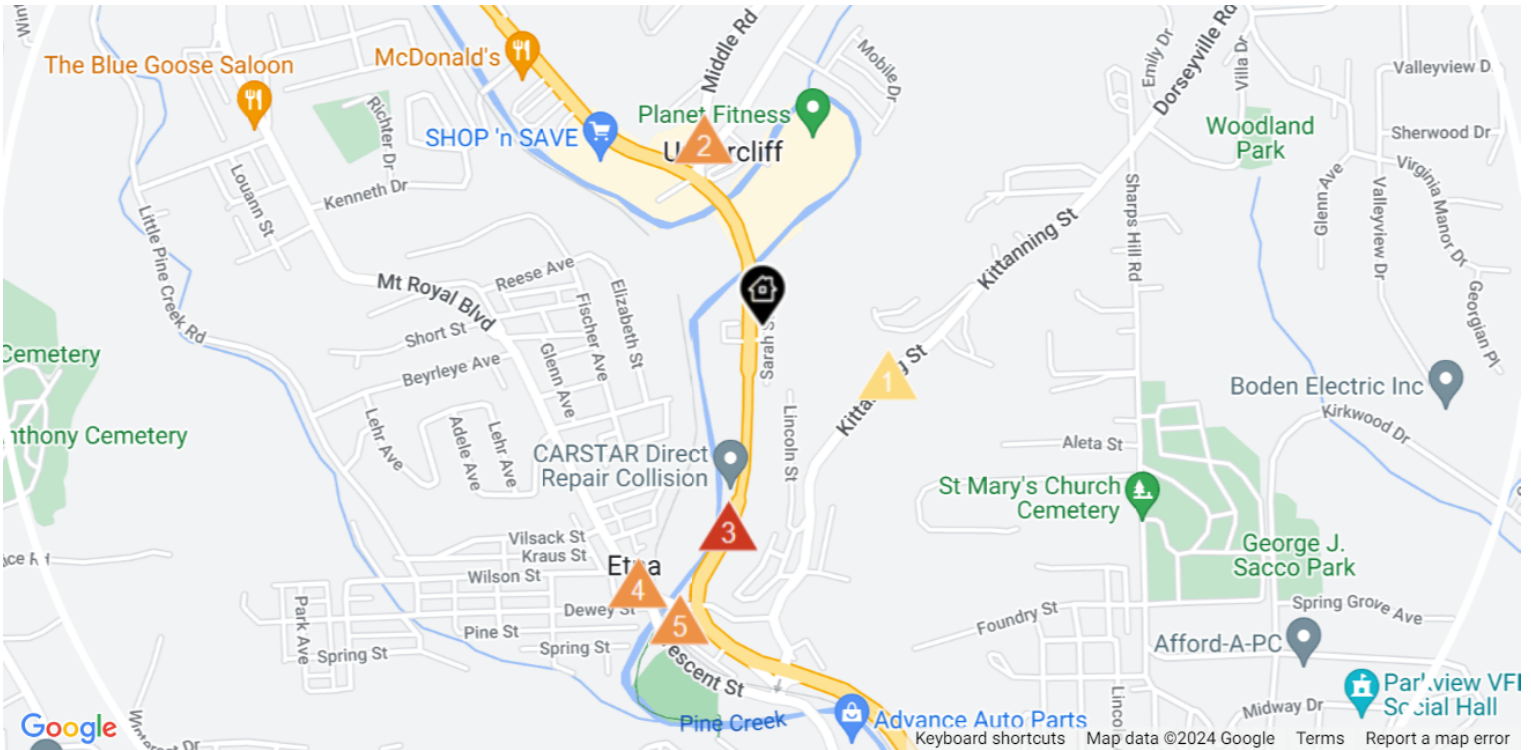
Legend: Subject Property

Property Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲
4,686

2023 Est. daily traffic counts

Street: Kittanning St
Cross: Lincoln St
Cross Dir: SW
Dist: 0.14 miles

Historical counts

Year	Count	Type
2021	4,047	AADT
2020	3,754	AADT
2019	5,790	AADT
2018	5,729	AADT
2015	4,800	AADT

▲
6,310

2023 Est. daily traffic counts

Street: Middle Rd
Cross: Saxonburg Blvd
Cross Dir: SE
Dist: 0.02 miles

Historical counts

Year	Count	Type
2004	6,500	ADT

▲
25,779

2023 Est. daily traffic counts

Street: Butler St
Cross: William Flynn Hwy
Cross Dir: NE
Dist: 0.02 miles

Historical counts

Year	Count	Type
2015	29,158	AADT
2012	20,842	AADT
2009	24,563	AADT
2007	27,821	AADT
2004	28,000	AADT

▲
12,846

2023 Est. daily traffic counts

Street: Grant Ave
Cross: Wilson St
Cross Dir: NW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2021	12,912	AADT
2019	12,215	AADT
2018	12,086	AADT
2015	12,629	AADT
2012	14,065	AADT

▲
6,389

2023 Est. daily traffic counts

Street: Grant Ave
Cross: Butler St
Cross Dir: NE
Dist: 0.02 miles

Historical counts

Year	Count	Type
2019	6,448	AADT
2018	6,380	AADT
2015	6,666	AADT
2012	7,444	AADT
2009	7,675	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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