

# 3621 MEXICO STREET

PITTSBURGH, PA 15212

**FOR SALE**  
**\$325,000**

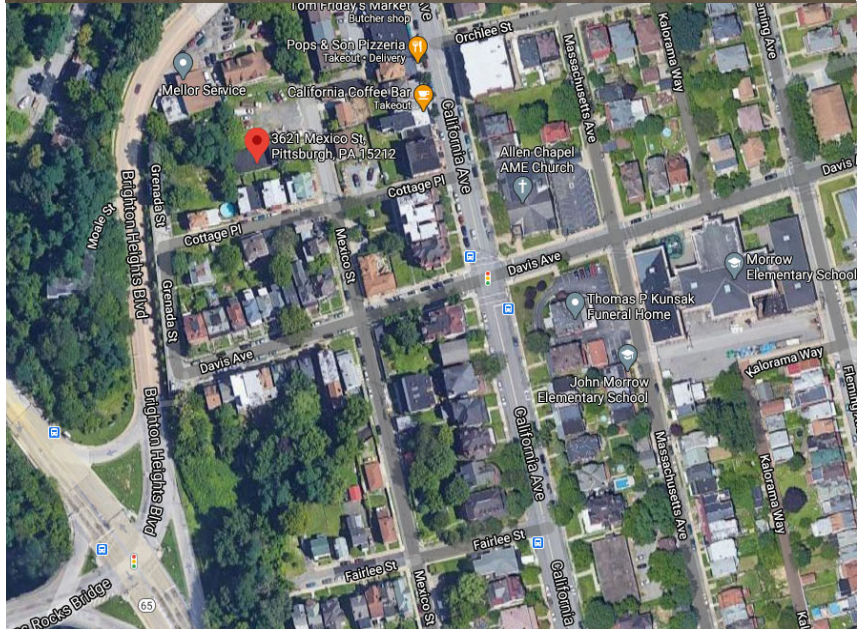
## PROPERTY FEATURES:

- Private location
- Approx. 4,500 SF
- Parcel Size: 0.207
- Parcel: 0075-B-00300-0000-00
- Located just one block off California Ave.  
This property is ready for transformation.
- Shell condition - all utilities onsite.
- 2-Story Front and -Story Rear
- Well positioned to draw on the growing  
Brighton Heights area on the fringe of the  
City of Pittsburgh.

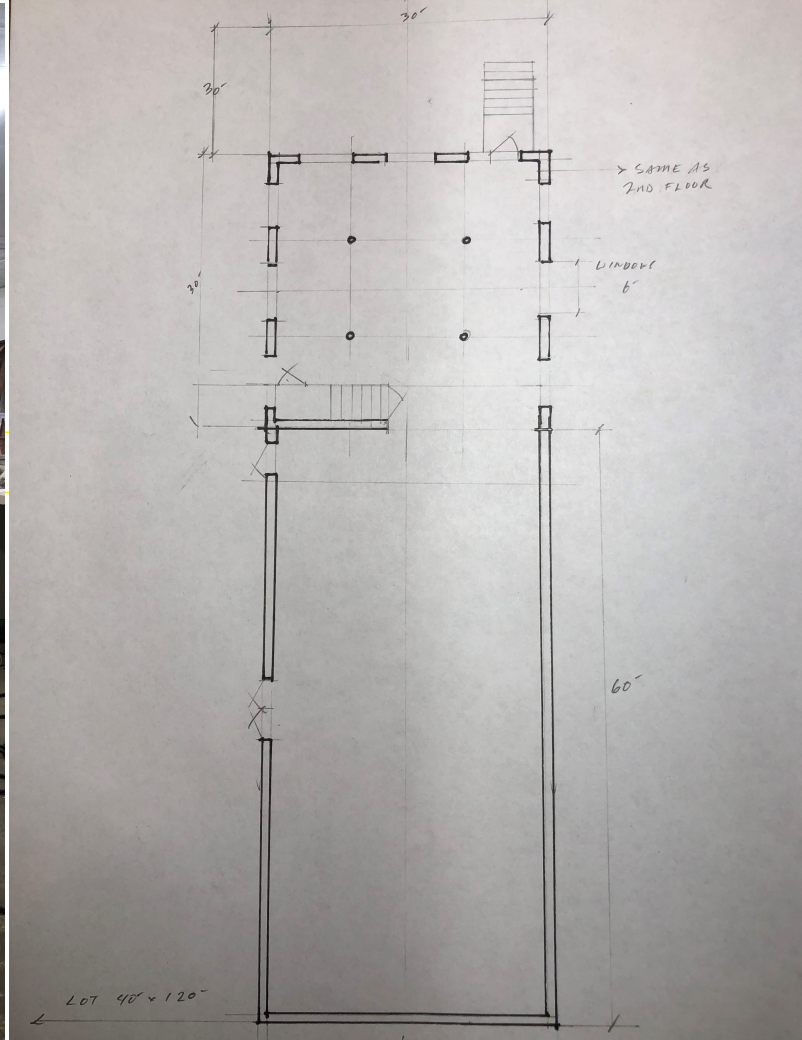
## GET IN TOUCH

**Christina M. Bucciero**

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cbucciero@gcmsi.com  
RM #423313 RB #068430



# AVAILABLE 3621 MEXICO STREET, PITTSBURGH, PA 15212



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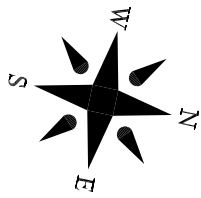


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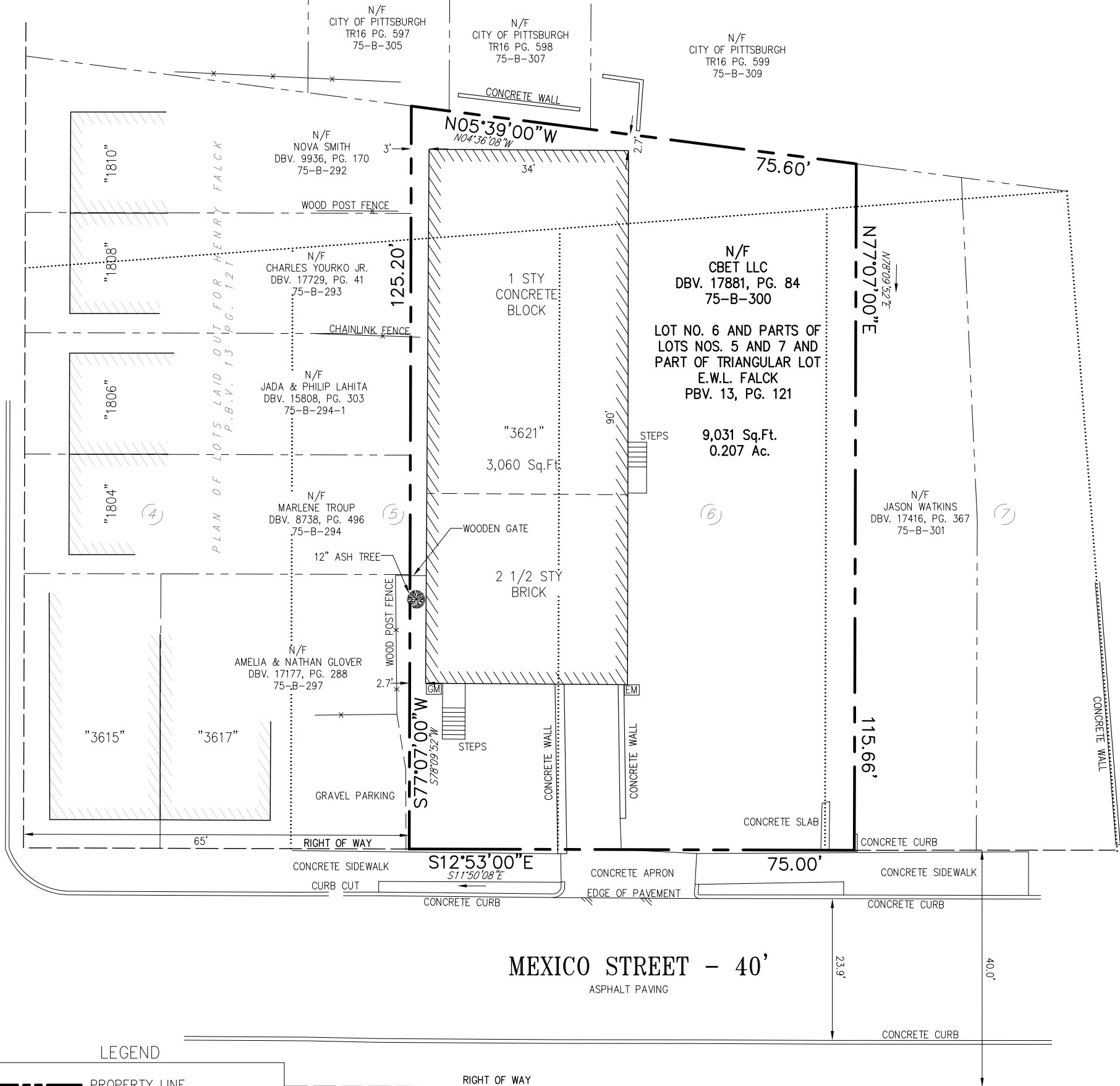
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GEO: ROSENFELDER & EDW: W.L. FALCK PLAN OF LOTS  
P.B.V. 13 PG. 147

COTTAGE PLACE - 20'



MEXICO STREET - 40'  
ASPHALT PAVING

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PLAN LOT LINE
N/F	NOW OR FORMERLY
D.B.V.	DEED BOOK VOLUME
P.B.V.	PLAN BOOK VOLUME
PG.	PAGE
<b>S70°10'42"W</b>	DEED BEARING
<i>S67°06'10"W</i>	STATE PLANE BEARING
	ELECTRIC METER
	GAS METER

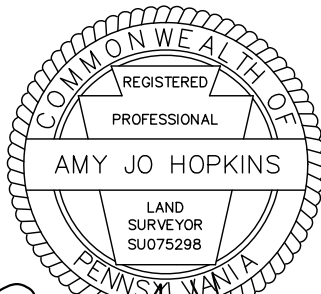
SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THOSE RECORDED IN D.B.V. 17881 PG. 84. BEARINGS IN ITALIC ARE REFERENCE TO PA STATE PLANE, NAD 83 SOUTH ZONE COORDINATES.

PLAN REFERENCES:

PLAN OF LOTS LAID OUT FOR HENRY FALCK  
P.B.V. 13, PG 121

GEO: ROSENFELDER & EDW: W.L. FALCK PLAN OF LOTS  
P.B.V. 13, PG 147



*Amy Jo Hopkins*  
10/19/2022

**BOUNDARY SURVEY**  
LOCATION  
3621 MEXICO STREET  
27th WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY  
FOR  
CBET, LLC



a land surveying company \* LLC  
1616 McCLURE RD, SUITE A, MONROEVILLE, PA 15146 \* 412-744-4520



DATE: 10/19/2022  
REVISED:  
SCALE: 1"=20'  
PROJECT NO: 2022-008