

826
BROOKLINE
BOULEVARD



INVESTMENT PROPERTY
FOR SALE

6,886 SF BUILDING
RENOVATED FOR OFFICE OR RETAIL USE



Built in the early 1900s, 826 Brookline Boulevard was a pharmacy, thrift shop and various other retail businesses prior to its use as a retail bank. Mellon converted the building into its Corporate Command-Control Center in the 1980s. The storefront was bricked in at that time for security reasons. The HVAC and electric service (3-Phase, 600 amp) were upgraded to support the numerous servers and computers required for that use, with electric outlets and hardwired ethernet connections added throughout all three levels. A fire sprinkler system was installed with fire pull stations, siren alarms, strobe lights and required fire extinguishers.

RECENT RENOVATIONS

The current owners have completed extensive aesthetic and mechanical renovations since their purchase in mid-2018.

All work was completed by December, 2020.

- Street-level facade opened up, storefront added
- Brick & cement exterior painted
- Three HVAC RTUs (12.5 ton, 7.5 ton, 5.0 ton), each servicing a single floor, replaced
- Rooftop HVAC ductwork insulation replaced
- Partial roof replacement
- New fire monitoring control system installed
- Emergency back-up exit and stairwell lighting added
- New flooring added to both the upper and street-level spaces
- Upper-level and street-level interiors painted
- Stairwell painted
- Ceiling tiles in the upper-level were replaced as needed, and all of the ceiling tiles on the street level were replaced



STOREFRONT ADDED, EXTERIOR RENOVATED 2019

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BOULEVARD

BROOKLINE | PITTSBURGH, PA 15226

INVESTMENT PROPERTY FOR SALE | 6,886 SF MIXED-USE BUILDING



Brookline, Pittsburgh's second largest neighborhood, has a robust, walkable business district

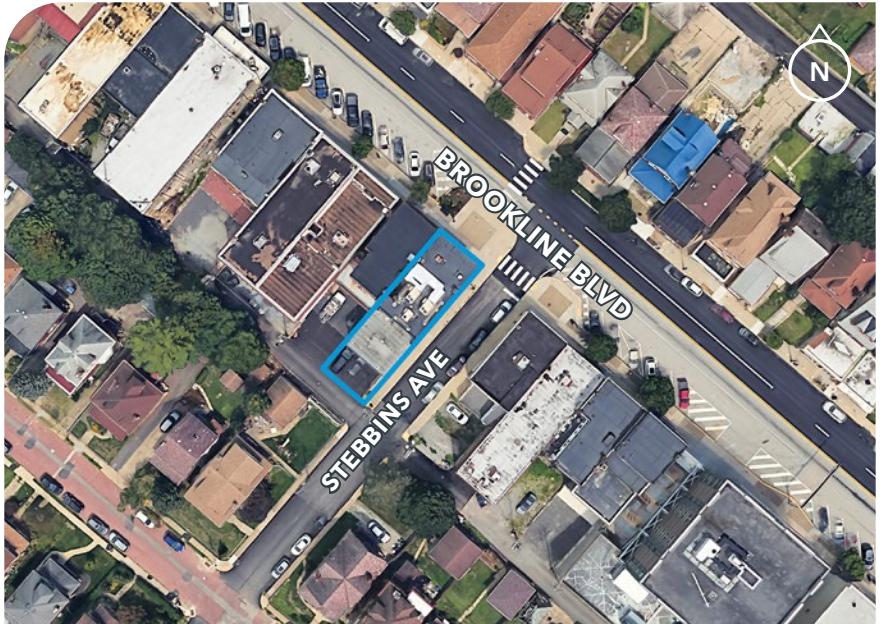


Ideal location,
10± minutes from Downtown



Stable tenants,
100% occupied

Address	826 Brookline Blvd, Pittsburgh, PA 15226
Municipality	Brookline, Allegheny County
Parcel Number	0097-D-00061-0000-00
Lot Size	0.08 acres
Zoning	LNC
Building Size	6,886 SF
Year Built/Renovated	1909/2019
Building Layout	2-story mixed-use + basement level; 1st Floor: Retail (existing 3-year lease with option to extend for 2 years) 2nd Floor: Office (existing 1-year lease with extensions)
Access	Each floor has separate, direct street access
Power	3-Phase, 600 amp electric
Parking & Transportation	Abundant street parking; public transport at the door
NOI	\$49,636
Asking Price	\$600,000
Cap Rate	8.27%



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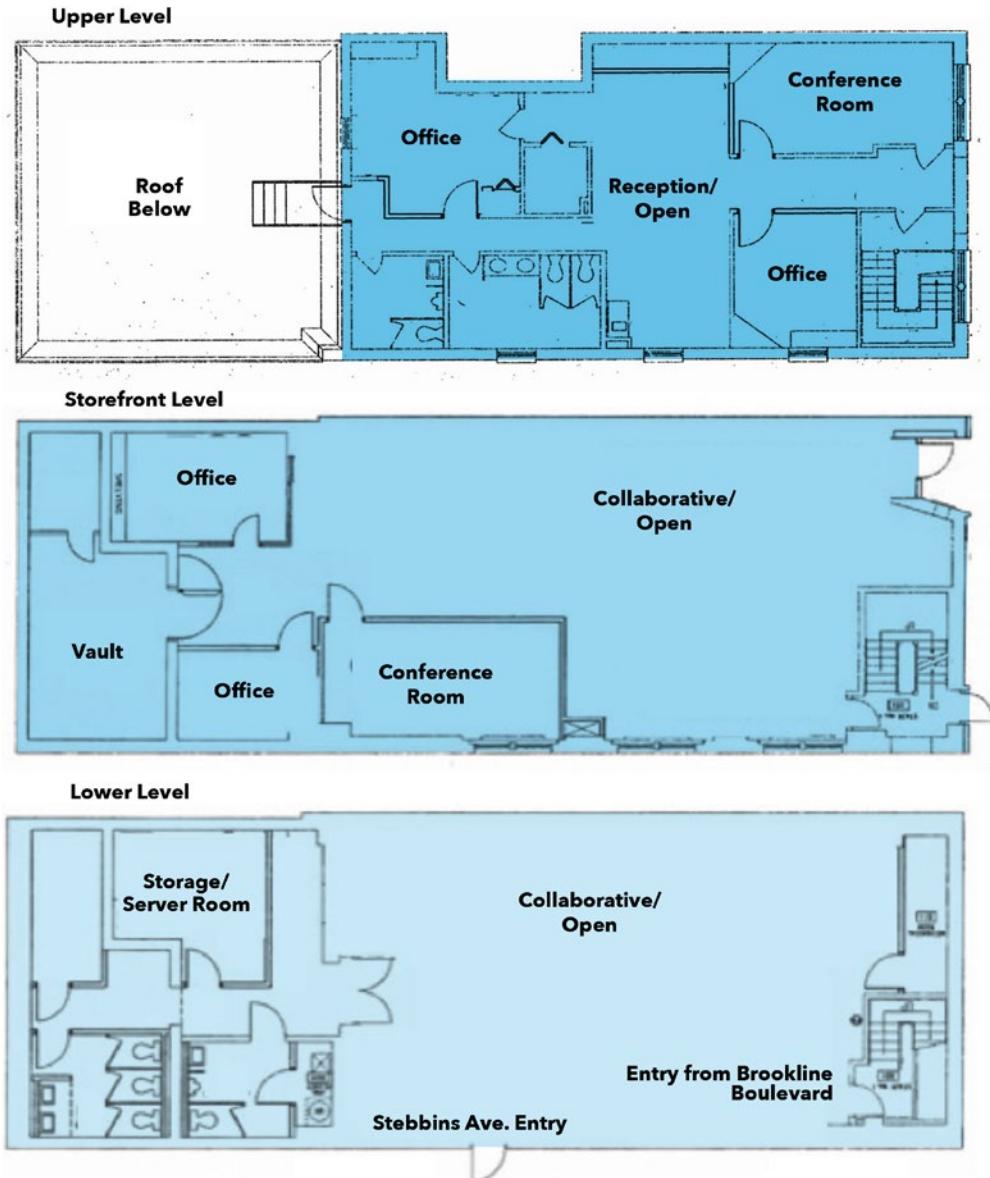
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TWO STORIES + BASEMENT LEVEL

- 2,580 SF PER FLOOR
- EACH FLOOR HAS DIRECT STREET ACCESS



ENTRY OFF OF BROOKLINE BLVD



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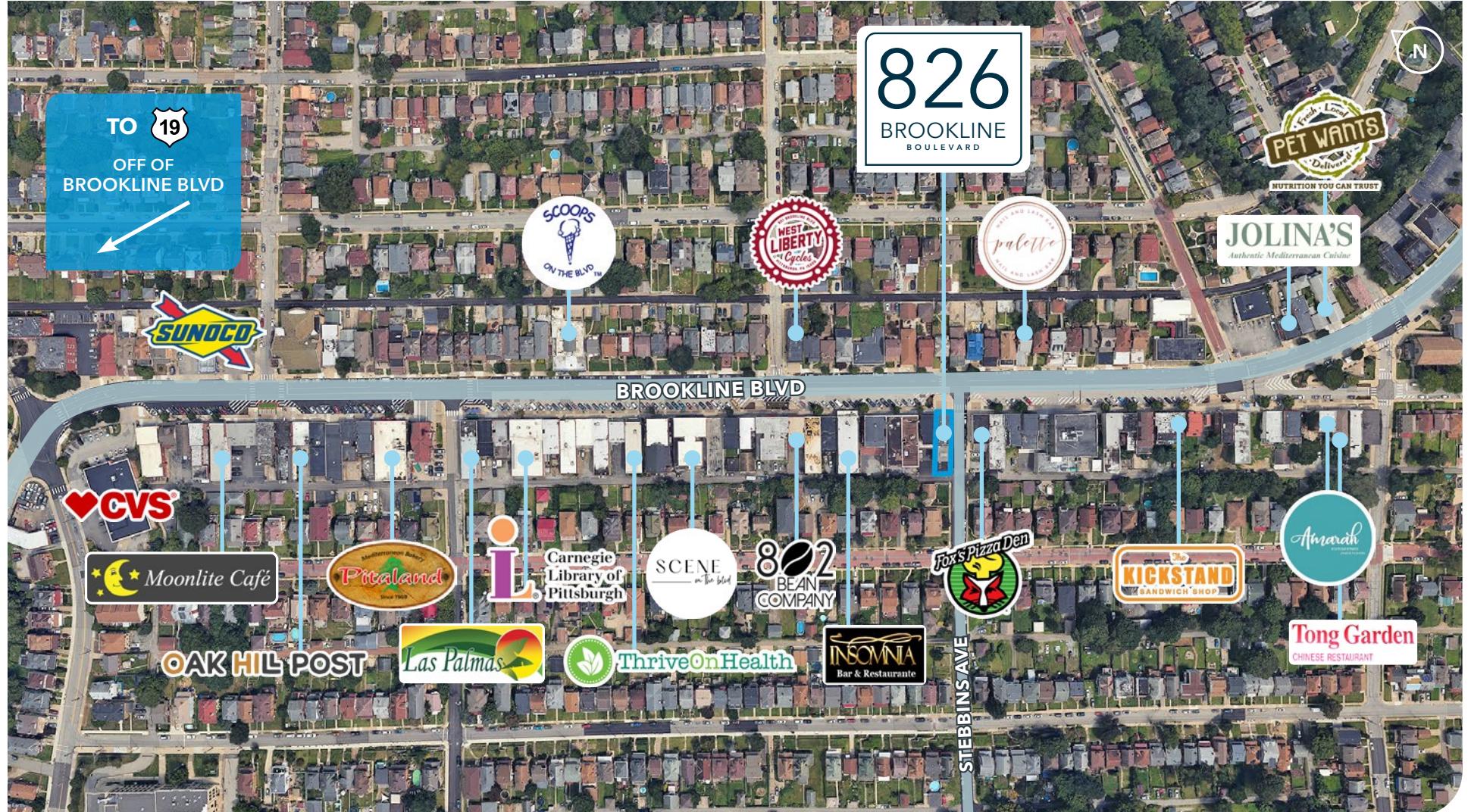


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BROOKLINE BOULEVARD RETAIL CORRIDOR



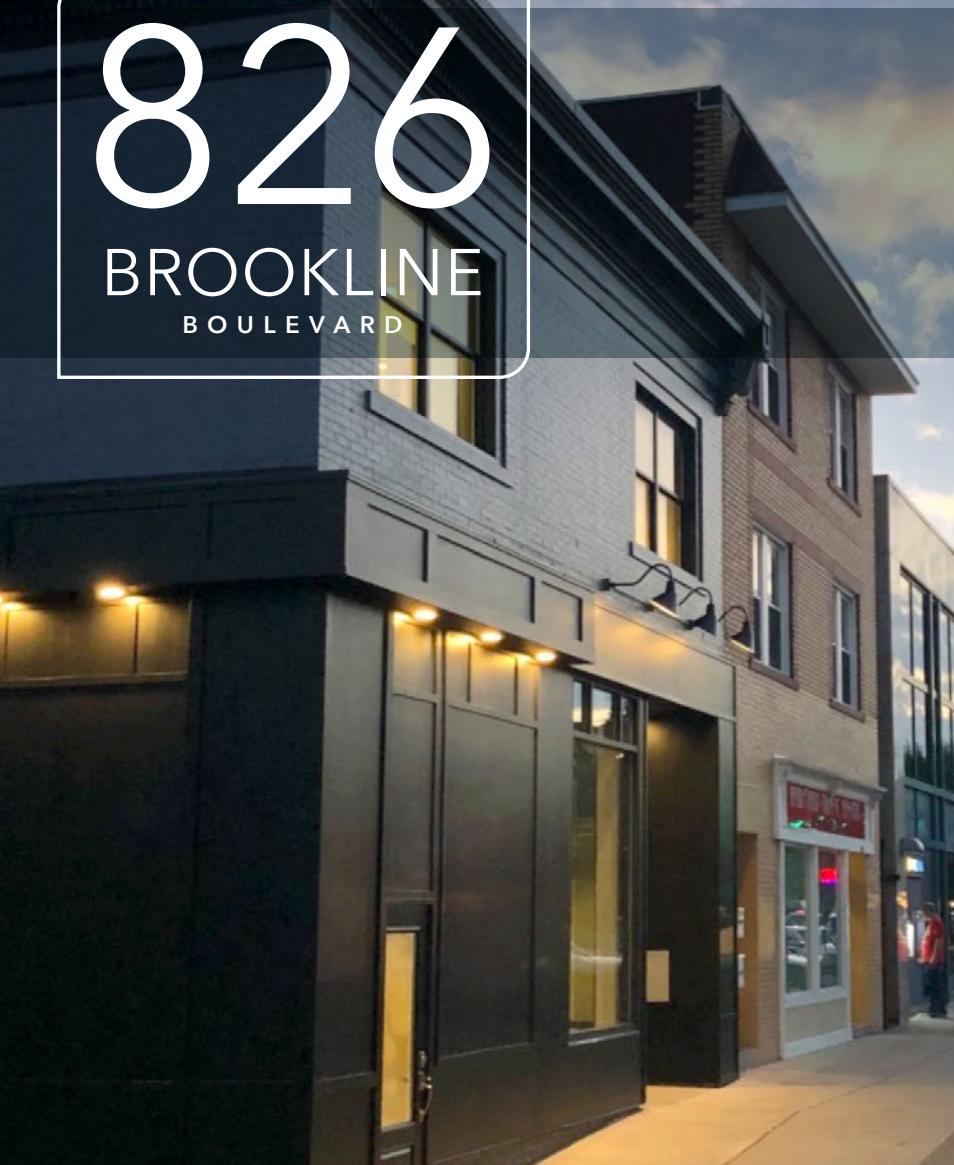
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DEMOGRAPHICS 5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



329,233
population



4,020
total daytime
employees



82
walk score



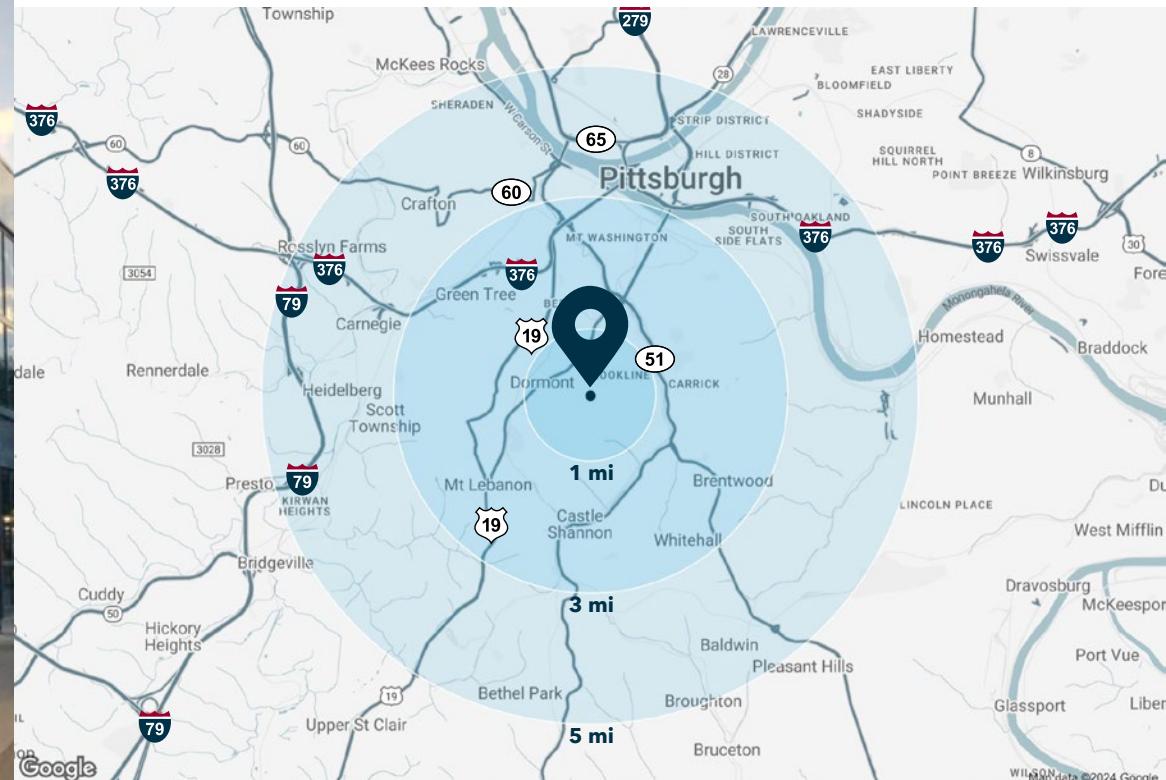
148,067
households



\$116,138
avg. household
income



40.8
median age



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