



For Sale: 4402 Butler Street

Pittsburgh, PA 15201

Multifamily Investment Opportunity!!

Wonderful chance to invest in a high quality newly redeveloped boutique building with historic charm on Butler Street in the heart of Lawrenceville!!

A rare opportunity to purchase a meticulously restored and renovated property in the heart of Central Lawrenceville. This 5 unit property boasts stunning historical detail fused with all modern amenities.

Located at the intersection of Butler and 44th Streets, all that Lawrenceville has to offer is only steps away. The higher-end finishes paired with salvaged historic features create a bespoke experience that appeals to the most discerning of renter. Enjoy strong existing cash flow, Airbnb, or owner occupy. Hurry this won't last long!



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106 S. 18th Street
Pittsburgh, PA 15203
412-431-1718

<http://www.casouthside.com>
info@casouthside.com

Thoughtfully updated apartments ...

...with today's urban lifestyle in mind. The renovation balances modern finishes and conveniences while retaining the building's authentic charm and character. The units feature:

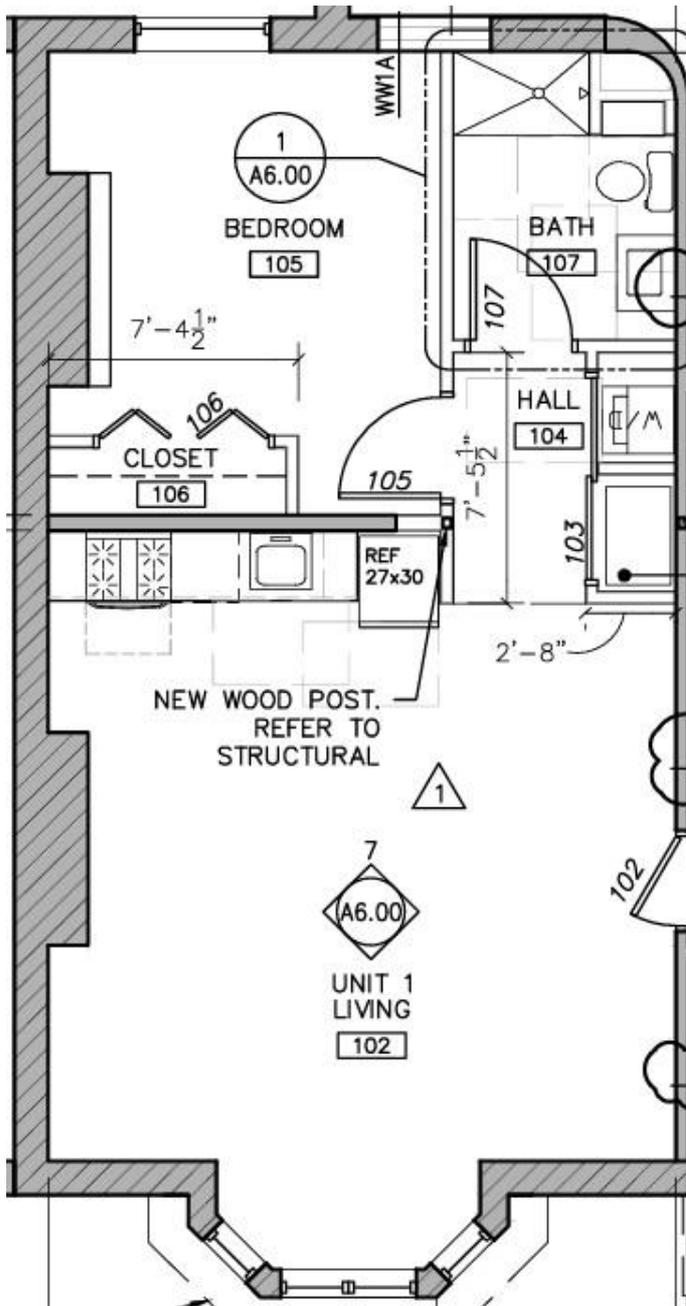
- Original salvaged grand staircase, trim, doors, fireplace surrounds, and architectural features.
- High ceilings and refinished original wood flooring
- Brand new kitchens featuring stainless steel appliances, quartz countertops and subway tile backsplashes
- Fully renovated bathrooms with tile flooring and subway tile surrounds
- In-unit laundry with brand new washers and dryers provided
- Designer lighting fixtures (West Elm, CB2, etc.) throughout
- Off street parking

BUTLER VICTORIAN



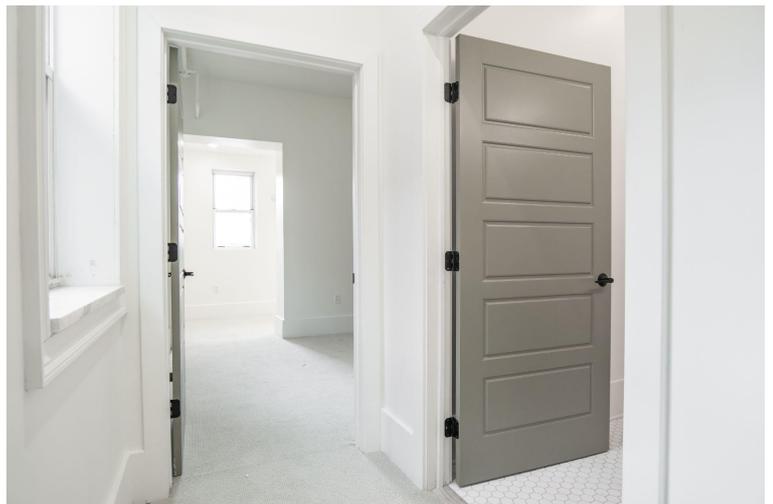
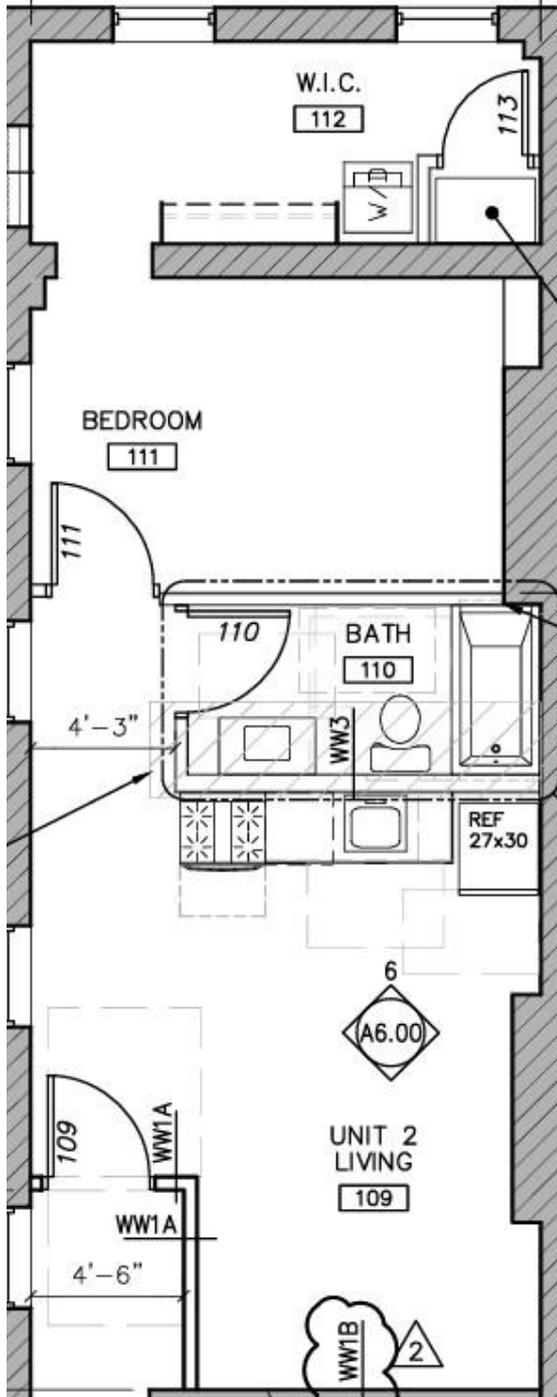
Residential Units

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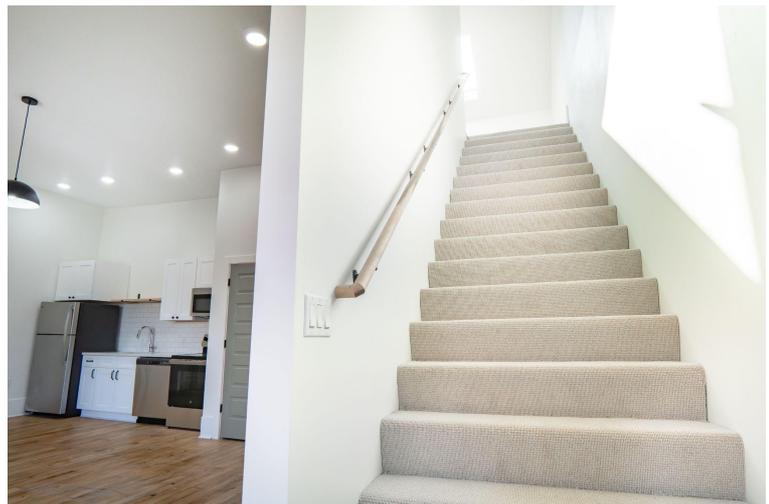
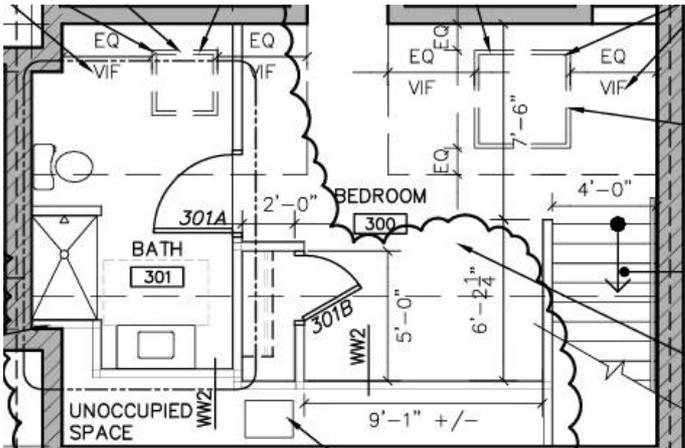
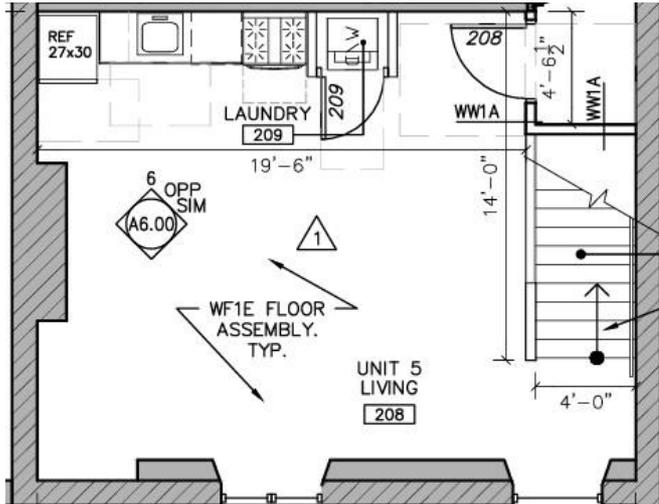
Unit 101 - 1 Bedroom, 1 Bath

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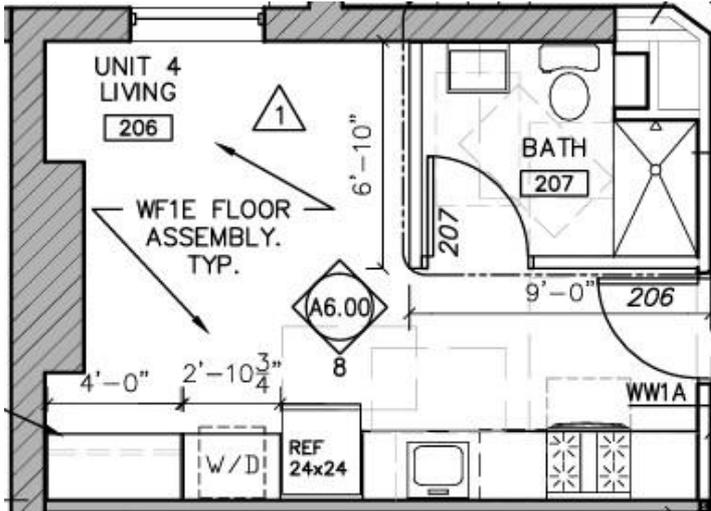
Unit 102 - 1 Bedroom, 1 Bath

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Unit 201 - Duplex 1 Bedroom, 1 Bath

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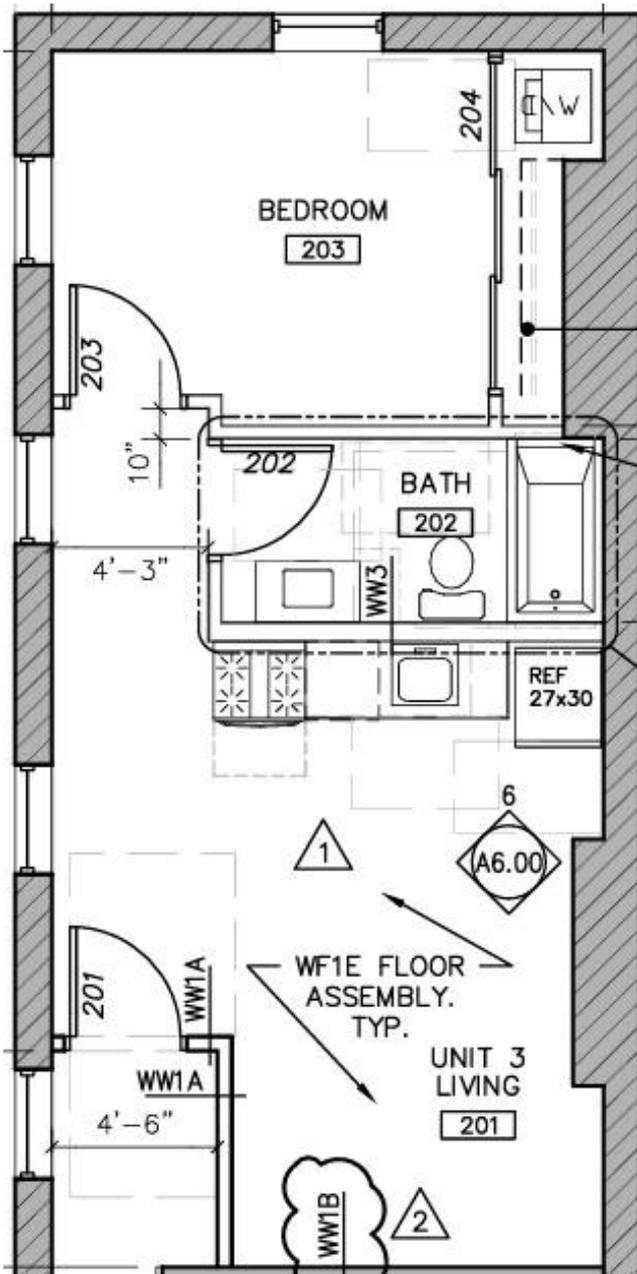
Unit 202 - Studio, 1 Bath



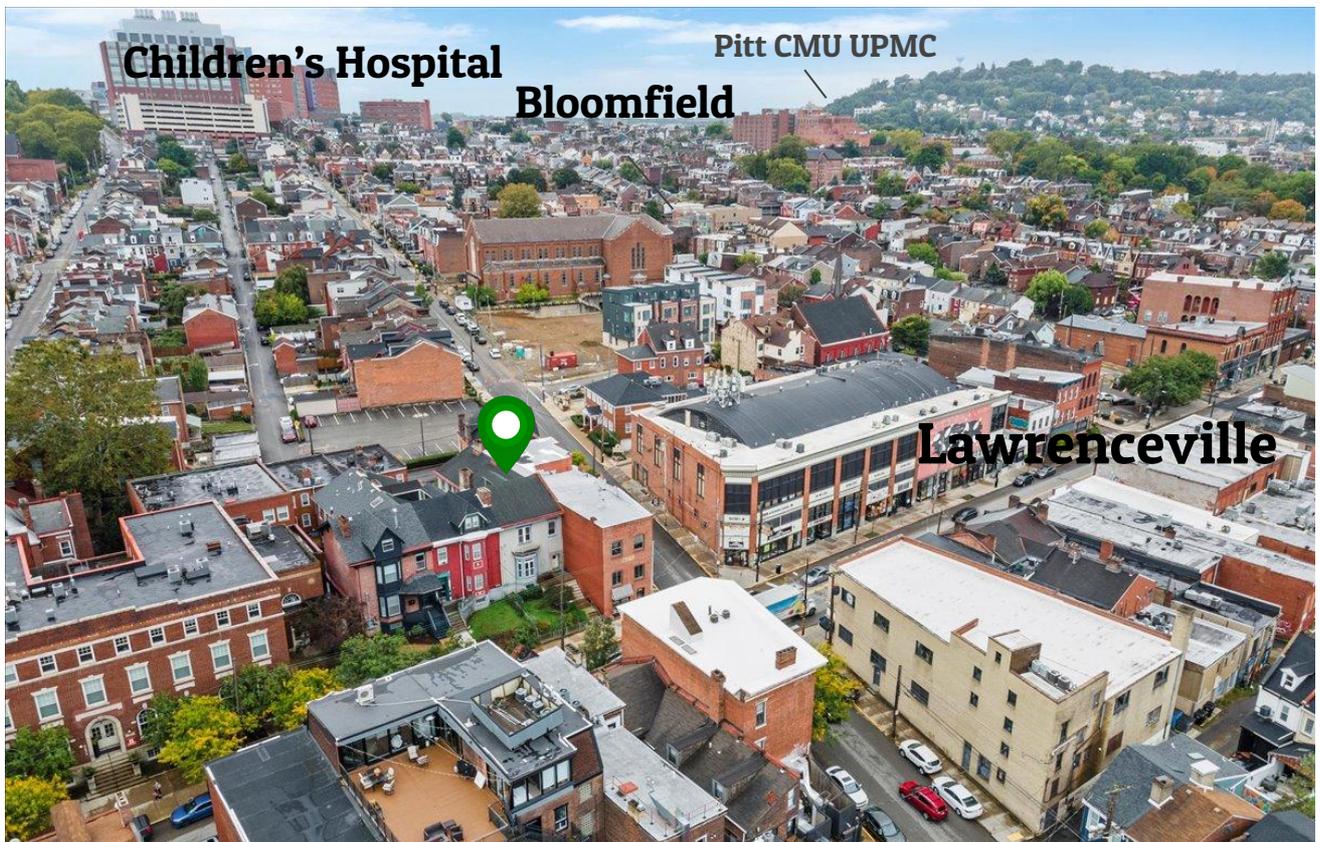
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Unit 203 - 1 Bedroom, 1 Bath



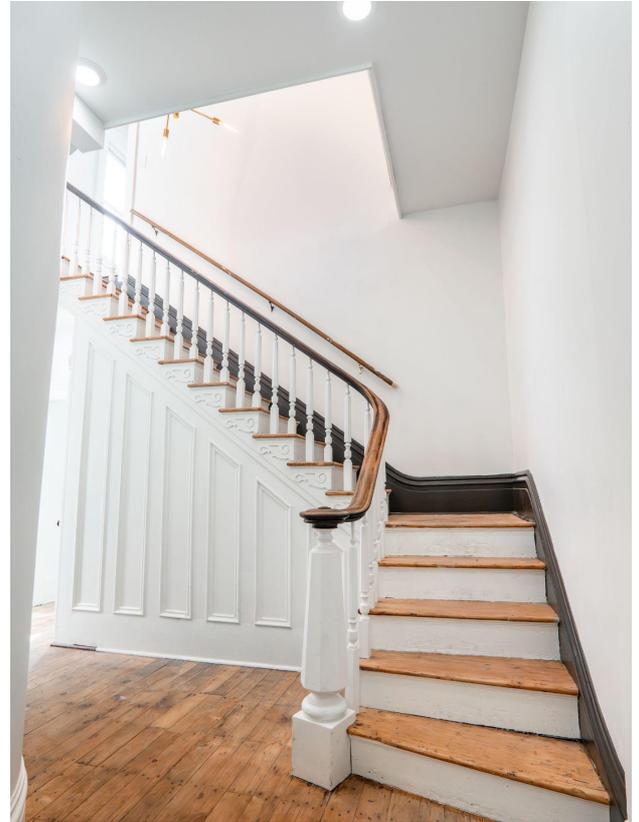
The city is at your doorstep!

Proforma Income Statement	
Residential Rents	\$ 110,700
Parking Income	\$ 4,500
Utility Income	\$ 1,500
Misc. Income	\$ 500
Gross Income	\$ 117,200
RE Taxes	\$ 5,400
Insurance	\$ 2,500
R&M / Contract Services	\$ 2,000
Common Utilities	\$ 600
Operating Expenses	\$ 10,500
Net Operating Income	\$ 106,700



Lease Summary				
	Approx. SF	Monthly Rent	Lease Start	Lease End
101 (1BR, 1BA)*	720	\$ 1,975	8/9/2025	7/31/2026
102 (1BR, 1BA)*	700	\$ 1,900	8/18/2025	7/31/2026
201 (Duplex 1BR, 1BA)	975	\$ 2,300	8/1/2025	7/31/2026
202 (Studio)	325	\$ 1,250	9/1/2025	7/31/2026
203 (1BR, 1BA)	550	\$ 1,800	8/29/2025	7/31/2026
Parking #1		\$ 125	8/9/2025	7/31/2026
Parking #2		\$ 125	8/18/2025	7/31/2026
Parking #3		\$ 125	8/1/2025	7/31/2026
Total	3,270	\$ 9,600		

*Includes \$25/mo. Pet Rent



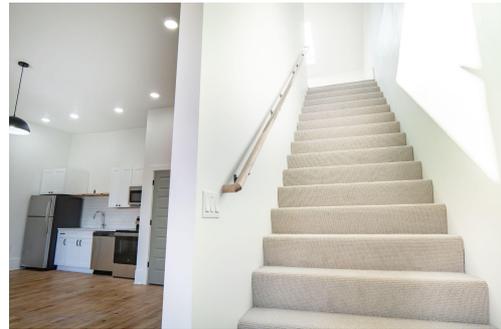
Asking: \$1,549,000

Property Economics



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For More Information:

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