



## 817 MAIN STREET

Pittsburgh (Sharpsburg), PA 15215

Real of Pennsylvania • Jim Schons • 412.999.0722

| ASKING PRICE  | BUILDING SIZE | PRICE / SF       | YEAR BUILT / RENO          |
|---------------|---------------|------------------|----------------------------|
| \$799,000     | 5,780 SF      | \$138.24 / SF    | 1965 / 2023                |
| PROPERTY TYPE | CLASS         | STORIES          | PARKING                    |
| Office        | Class A       | 2 + New Elevator | 8 Spaces (Rare Off-Street) |

### Stunning Turnkey Office in the Heart of Sharpsburg

This 5,780 SF Class A office building at 817 Main Street represents one of the most compelling small-office opportunities in the Pittsburgh metro. Completely renovated in 2023, the building is move-in ready with modern finishes, a flexible professional layout, a newly installed elevator, and an aggressive \$799,000 asking price.

What truly sets this property apart is its rare private 8-car off-street parking lot. In Sharpsburg's dense Main Street corridor, dedicated off-street parking is virtually non-existent — making this building a standout for any professional tenant or owner-user who values client accessibility and convenience.

Ideal uses: medical/dental, legal, financial services, counseling, education, or corporate back-office. Broker Co-Op: Yes. APN: 0167M00350000000. Zoning: Commercial. Lot: 3,945 SF. Occupancy: 100% available immediately. Priced to sell.

## WHY THIS IS A GOOD BUY

- ✓ **Priced Well Below Replacement Cost** At \$138/SF, this property is far below the \$200-\$300+/SF cost to build comparable Class A office space in the Pittsburgh metro. Buyers capture immediate equity from day one.
- ✓ **Rare Off-Street Parking — Virtually Unheard of in Sharpsburg** Dedicated off-street parking in Sharpsburg's dense borough is exceptionally rare. Most Main Street businesses rely entirely on on-street spots or shared lots blocks away. This building's private 8-space lot is a genuine competitive moat — the #1 differentiator for professional office users and their clients.
- ✓ **Move-In Ready — Zero Capital Outlay** Completely renovated in 2023 with modern finishes throughout. No deferred maintenance, no TI budget required. Capital goes into the business, not the building.
- ✓ **New Elevator — Dramatically Broader Tenant Pool** Newly installed elevator opens the building to medical, counseling, government, and any ADA-sensitive user that would otherwise pass on a 2-story walk-up. Broker Co-Op: Yes.
- ✓ **Flexible Layout — Ideal for Many Uses** Floorplan supports medical/dental, legal/financial, counseling, education, or corporate back-office. Multi-tenant income potential adds an investor exit strategy. 8 private offices, conference room, reception area, breakroom, and storage.
- ✓ **Immediate Occupancy — No Waiting, No Risk** Available now. An owner-user locks in occupancy costs at today's pricing; an investor can begin generating returns from day one. 100% occupancy available immediately.
- ✓ **Aggressively Priced — Serious Inquiries Only** Listed at \$799,000 (\$138.24/SF) with motivated seller. Limited quality office inventory in this size range makes this a rare find. Strong usability and compelling economics at a price point designed to move quickly.
- ✓ **Strong Local Demographics** 27,100 residents within 1 mile; median household income \$77,400 (growing to \$78,700 by 2029). 23,300 area employees led by management, healthcare, and professional services — the natural tenant base is already in place surrounding this property.

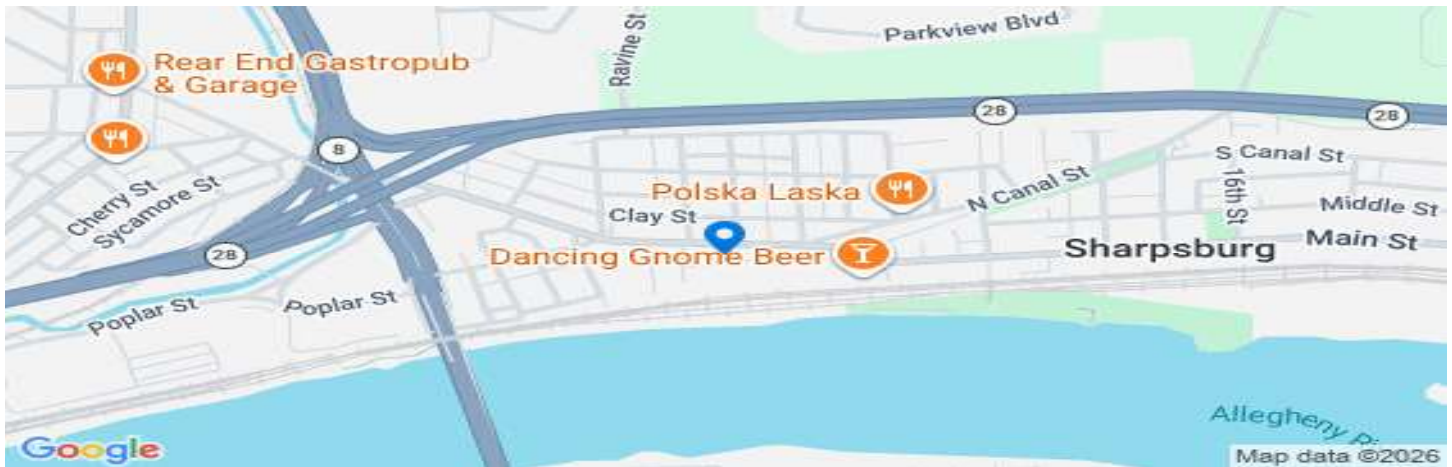
## PROPERTY PHOTOS



## PROPERTY DETAILS

|                     |  |
|---------------------|--|
| <b>Address</b>      | 817 Main St, Pittsburgh (Sharpsburg), PA 15215                     |
| <b>Asking Price</b> | \$799,000  |
| <b>Building SF</b>  | 5,780 SF   |
| <b>Price / SF</b>   | \$138.24   |
| <b>Sub-Type</b>     | Executive Office / Traditional Office                              |
| <b>Investment</b>   | Owner/User or Investor   |
| <b>Year Built</b>   | 1965   Renovated 2023  |
| <b>Stories</b>      | 2 + New Elevator   |
| <b>Parking</b>      | 8 Off-Street Spaces (Rare in Sharpsburg)   Broker Co-Op: Yes       |
| <b>Zoning</b>       | Commercial   |
| <b>Lot Size</b>     | 3,945 SF   |
| <b>APN</b>          | 0167M00350000000   |
| <b>Class</b>        | Class A  |
| <b>Occupancy</b>    | Immediate — 100% Available   |
| <b>Ideal Uses</b>   | Medical, Legal, Financial, Counseling, Education, Corporate Office |

## LOCATION &amp; DEMOGRAPHICS



Located at 817 Main Street in Sharpsburg, PA — minutes from downtown Pittsburgh via Route 28 and the Highland Park Bridge. Positioned along a well-traveled commercial corridor with excellent access to the Pittsburgh metro professional workforce.

| DEMOGRAPHIC (1-MILE) | CURRENT  | 2029 EST.      | TOP EMPLOYMENT CATEGORIES (1-MI)     |
|----------------------|----------|----------------|--------------------------------------|
| Population           | 27,100   | ~26,800        | Management, Business, Science & Arts |
| Median HH Income     | \$77,400 | \$78,700 (+2%) | Educational Services & Healthcare    |
| Median Age           | 43       | 44 (+4%)       | Professional, Scientific & Mgmt      |
| Area Employees       | 23,300   | —              | Finance, Insurance & Real Estate     |
| Housing Occ Ratio    | 9:1      | 8:1            | Manufacturing                        |
| Renter : Owner       | 1:2      | 1:2            | Retail Trade                         |

**For more information or to schedule a private tour:**

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