

FOURPLEX FOR SALE

4119 ROSALIA PLACE
GREENFIELD 15207



Located in a rental hotspot, 4 units, 75% occupancy, large lot w/ plenty of tenant parking, great views of Downtown Pittsburgh and Oakland, under market rents, value add opportunity.



Rachel Brown

Carlson and Associates

412-897-8188

rachelbrown1919@gmail.com

Offered at:

\$490,000

3rd floor &
loft unit:
1 bed 1 bath
\$790/mo

3rd floor
unit:
2 bed 1 bath
\$1,150/mo

2nd floor unit (guttred):
3 bed, 2 bath

1st floor unit: 3 bed/2 bath
\$1,000/mo



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- 3rd fl/loft - all electric
- Seller pays water/ sewage for all units
- 2nd fl - flexible 1 or 2 unit layout
- Two units on mo2mo lease

Property Highlights

Zoning: Single Unit Detached Moderate Res. Density

Year Built: 1900

Bldg Square Footage: 3,930

Lot Size: 11,625 sf

of Units: 4

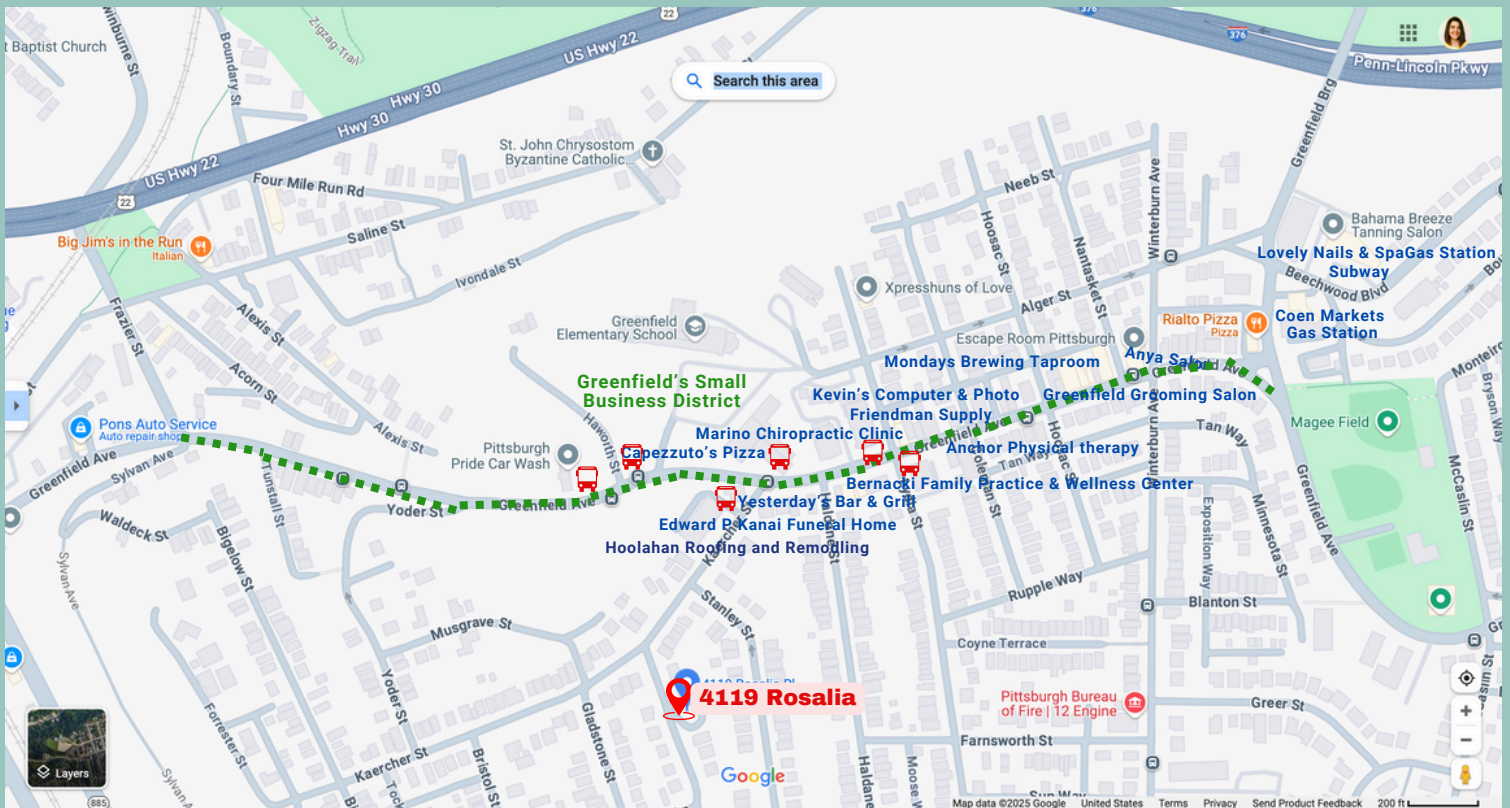
Occupancy: 75%

Property Taxes: \$4,954

Updates: Ext of bldg painted 2024; New roof over 1st floor porch 2024; main sewer trap replaced 2021; central AC and on-demand water heater in Unit 3; coin-op washer and dryer in basement; several new windows installed; 2nd floor demoed and ready for reno

*****The above information is deemed reliable, but not guaranteed. Interested parties should perform their own due diligence into any subject matter crucial to their decision making*****

Walkable Neighborhood!



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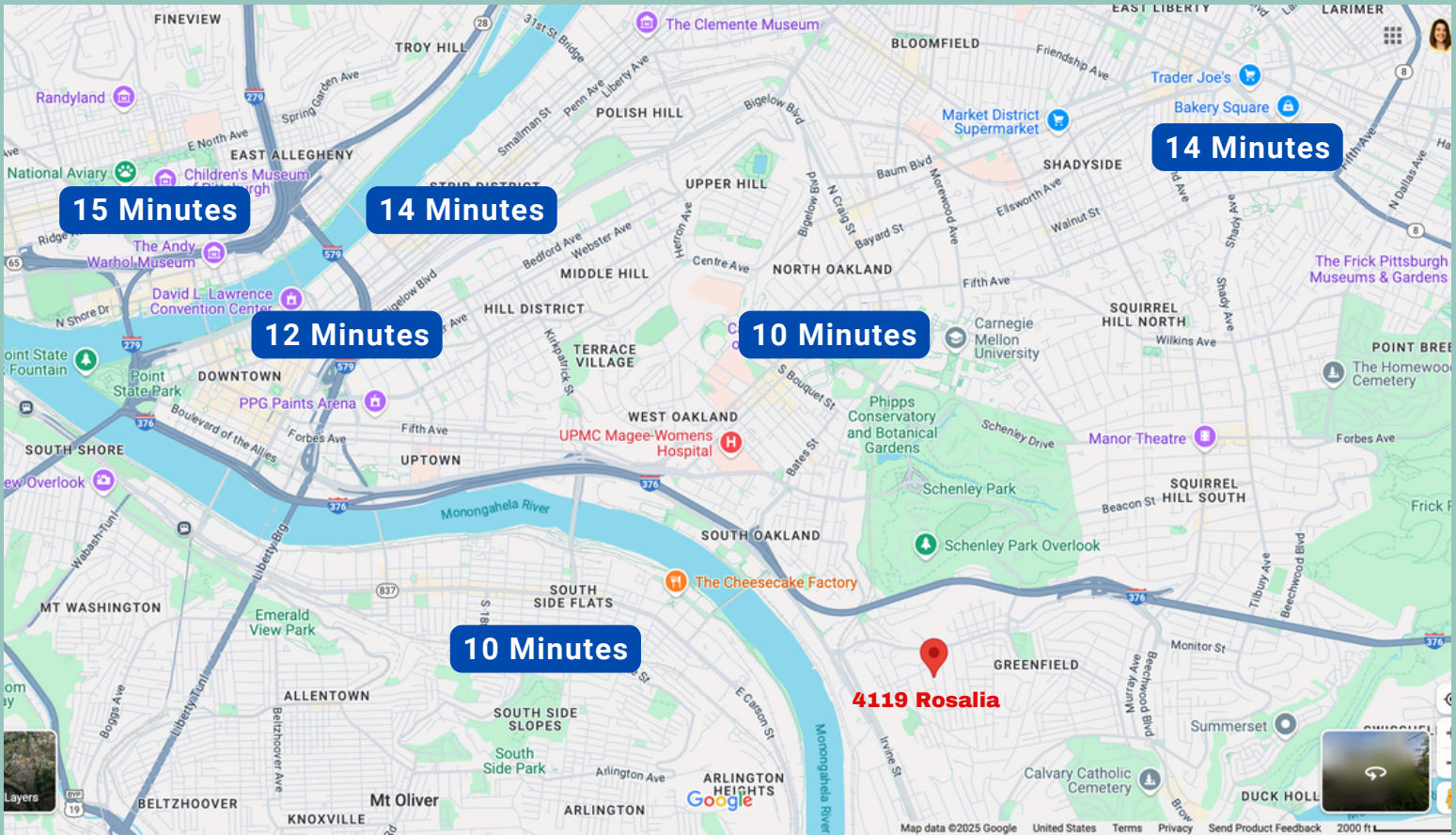
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Demographics

	<u>1 mile</u>	<u>3 miles</u>
Population	12,225	173,897
Households	5,823	78,402
Median Age	35.60	33.20
Median HH Income	\$56,057	\$54,799
Daytime Employees	3,011	246,703

Convenient Commute for Tenants!



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Photo Gallery



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