

Cross Property 360 Property View

1601 Liberty Ave, Pittsburgh, Pennsylvania 15222

Listing

Commercial-Industrial-Business

1601 Liberty Ave



MLS #: 1677941 **Status:** Active
Address: 1601 Liberty Ave
Area: Downtown Pgh
Postal/Mailing City: Pittsburgh
Lease Price:
Directions: Liberty Ave between 16th and 17th St in the Strip District.
Map#/Block#/Lot#/Info: 9-H-86 and 9-H-88
Lot: 100x415x64x369x36x46
Lot Desc:
Zoning: Comm
For Sale: Building
For Lease: Building
List Price: \$4,750,000
County: Allegheny-East
Zip Code: 15222
State: Pennsylvania
Lease Price: Sq. Ft.
Acres: 0.25
CIB Type: For Sale
Business Name: Former Home Decor Liquidators/PA LCB
Business Description: Warehouse/Office
Recent: 10/28/2024 : NEW



General Information

Office SqFt:	6,745	Railroad:	Yes	GAI:	\$118,260	Utilities:	
Warehouse SqFt:	24,838	Freight Elev:		GOI:	\$118,260	Maintenance:	
Road Frontage:	190	Sprinkler Sys:		Vacancy %:		Other Expenses:	
Ceiling Height:	20	Dock:	yes	Taxes:	\$25,134	NOI:	\$88,138
Are the Listing Images Digitally Altered/Staged?: No				Insurance:			\$4,988

Remarks

An incredible opportunity for a thriving business to capture this space in the heart of Pittsburgh's Strip District with high visibility on one of Downtown Pittsburgh's main arteries. This building has approx 31,500 sq ft of total space with reception areas and offices space of nearly 7,000 sq ft. There is vacant space formerly occupied for 25 years on the 17th St side facing Liberty Ave of 16,200 +/- sq ft with approx 15K sq ft of warehouse plus 1,200 sq ft +/- office space. There are 2 loading docks on 16th St side with 10' high and 3 more on the Liberty side at 17th St. Seven 10 foot high garage doors and two 14 foot high garage doors, 4 overhead gas heaters, extensive parking and loading area on the Liberty Ave side. 18 feel high ceilings in warehouses. There is a 10 car integral garage on 17th St side that is currently leased on a month to month basis. Quick and easy access to the Interstates 376,279,579 and I-79 heading North, South, East and West.

Agent Remarks

The building extends a city block long between 16th St at the end of the 16th St Bridge from North Side to 17th St adjacent to Wholeys Seafood Market. Many uses exist in this Urban Industrial(UI) zoning district for business planning. All showings by appointment, contact Bob Dini 412-855-2058

Features

Type Property:	Manufacturing, Retail, Warehouse	Year Built:	
Form of Access:	City	Construction:	Brick
Parking:	30/Off St	Insulation:	No
Traffic Count:		Utilities Avail:	Electricity, Gas, Sewer, Water
Show:	Appointment With Listor		

Office Information

Value:	Market Value - \$1070000	Tenant Occ:	Yes	Taxes:	\$25,134
ENT:		Foreclosure:	No	Short Sale:	No
Seller Consider Concession Y/N:		Tour Date:			
Owner:	Lotus Investment Inc	Phone:	412-855-2058	Cell Phone:	412-855-2058
Contact:	Bob Dini	Phone:			
Agent:	Robert Dini	Tour URL:			
Email:	bobdini@TPRSOLD.com	Broker State License #:	RB043060C		
Agent State License #:	RS177165L	Phone:	412-833-7700 ext.209		
List Office:	15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Expire Date:	10/27/2025	Pending Date:	
List Date:	10/28/2024				
Tour URL:					
Video Tour URL:					

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1677941	1601 Liberty Ave		\$4,750,000	New Listing	10/28/2024	->A	10/28/24 11:49 AM
1677148	1601 Liberty Ave		\$4,750,000	Price Increase	10/28/2024	\$16,200->\$4,750,000	10/28/24 07:33 AM

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Front of Structure - Welcome to 1601 Liberty Ave in the City of Pittsburgh neighborhood of the Strip District just a few blocks to Downtown Pittsburgh .



Front of Structure - View from the corner of 17th St and Liberty Ave to the left is Downtown Pittsburgh.



Front of Structure



Front of Structure - View along Liberty Ave of the vacant side of 1601 Liberty Ave towards 17th St.



Front of Structure - View from 16th St and Liberty Ave with occupied side of the building at the end of the 16th St bridge.



Front of Structure - This 14,000 + square feet of office and warehouse space has been leased to the same tenant for more than 20 years. There are 1st and 2nd floor offices, large conference room, bathrooms and over 8600 sq ft of warehouse space on this side.

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Front of Structure - View from the corner of 16th St and Spring Way at the end of the 16 St bridge.



Back of Structure - View from the corner of Penn Ave and 17th St in front of Wholeys Seafood market and Helltown Brewing.



Back of Structure - View from the corner of Spring Way at 17th St with integral garage with 10 indoor parking spaces.



Aerial View - Aerial view from above 16th St looking northeast towards 17th St along Liberty Ave..

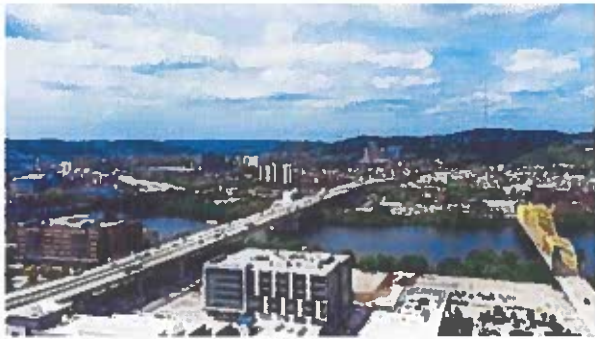


Aerial View - Aerial view from above 17th St looking southwest towards the heart of Downtown Pittsburgh just a few blocks away.



Aerial View - View along Liberty Ave .

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Aerial View



Other - The vacant warehouse space on the 17th St side has approx 14,000 sq ft of warehouse space on the ground level(60x240) and additional 900 sq ft in loft area above.



Other - Warehouse space on this side is approximately 240 x60 with 18' high ceilings to the bottom of I beams with overhead gas heaters.



Other - View towards Liberty Ave with 10' high garage doors.



Other - Two 14' high garage doors and 3 additional 10' high garage doors that open to loading dock and parking area.



Other - View of loft storage area above with approx 900 sq ft of storage.

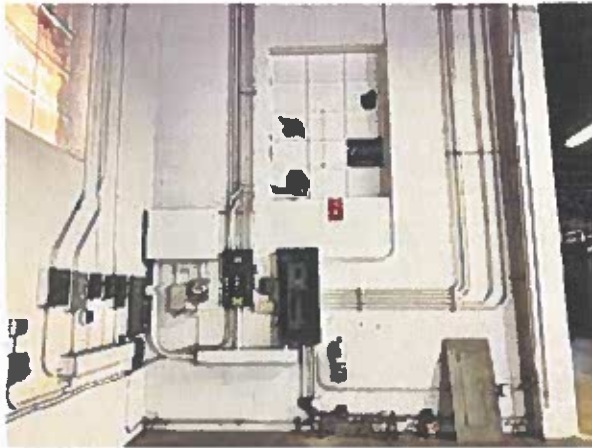
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Other - Steps to 2nd floor office/storage along with 1st floor storage room and bathroom next to steps to 2nd floor.



Other - View of electrical panels.



Other - Mechanical area in vacant warehouse.



Other - View from loft area of vacant warehouse.



Other - Approx 900 sq ft of loft area storage space.



Other - 3 offices partitioned off on 2nd floor loft area.

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Office - 1st floor office space on the 17th St side of the building.



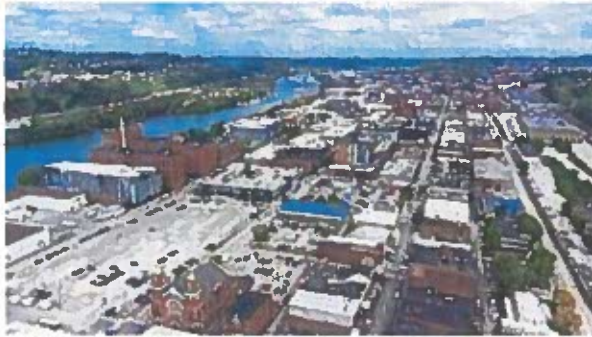
Office - 1st floor vacant office space on the 17th St side.



Aerial View



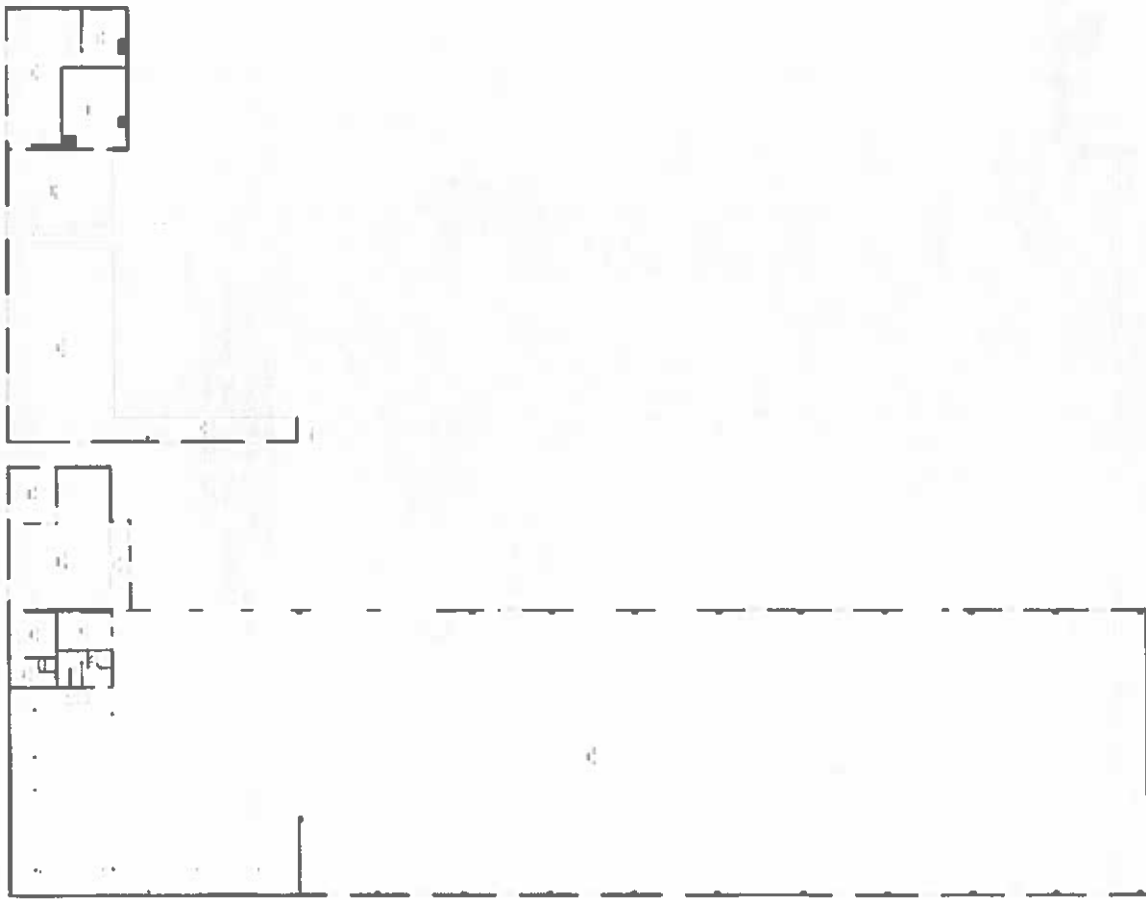
Aerial View



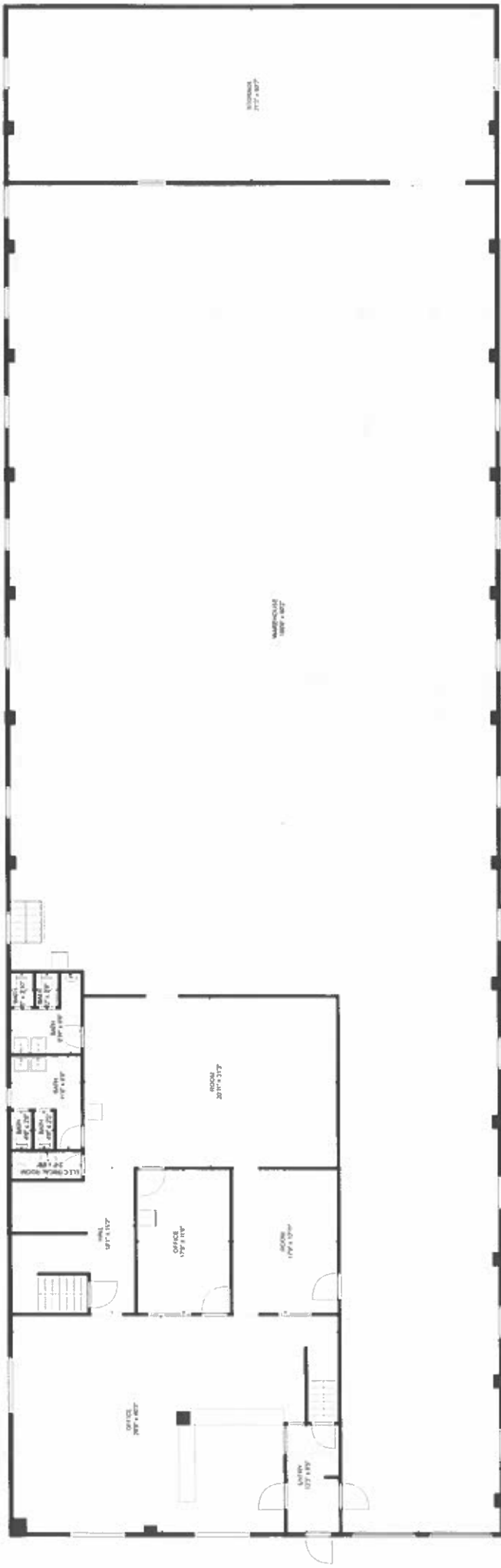
Aerial View



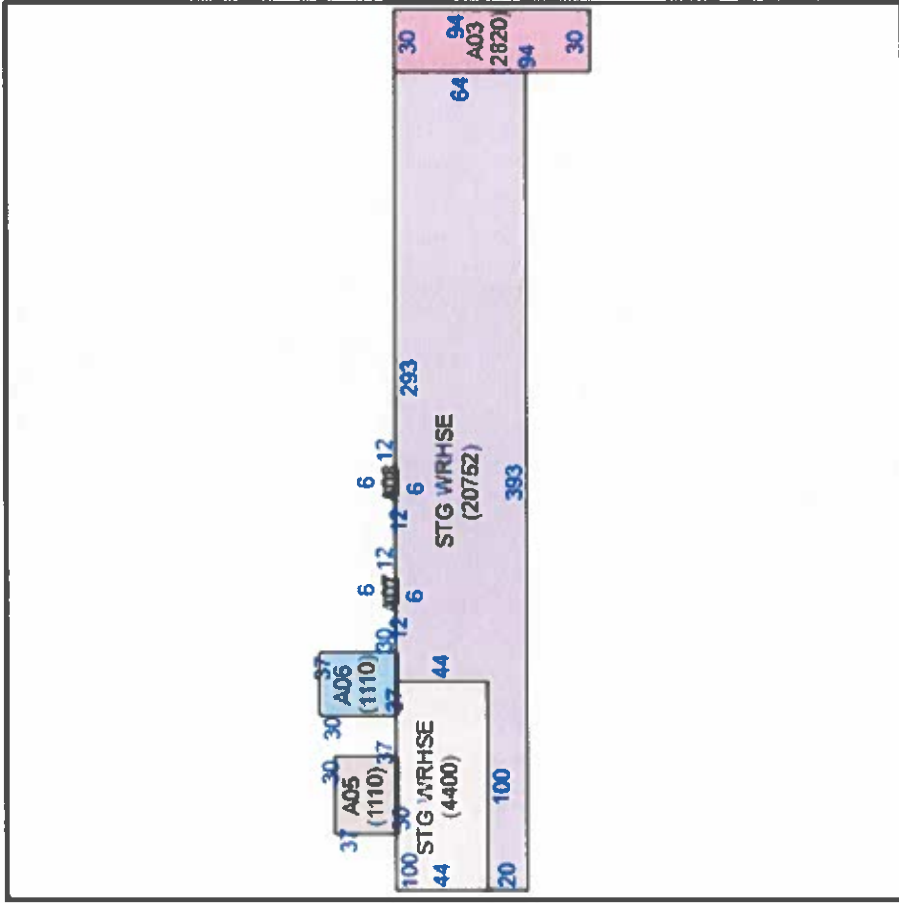
Aerial View



GROSS INTERNAL AREA
FLOOR 1: 15060 sq. ft, FLOOR 2: 1176 sq. ft
EXCLUDED AREAS: HALL: 190 sq. ft, ROOM: 904 sq. ft
TOTAL: 16236 sq. ft



TOTAL: 14025 sq. ft
FLOOR 1: 11332 sq. ft, FLOOR 2: 2693 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 8638 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

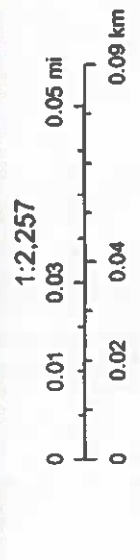


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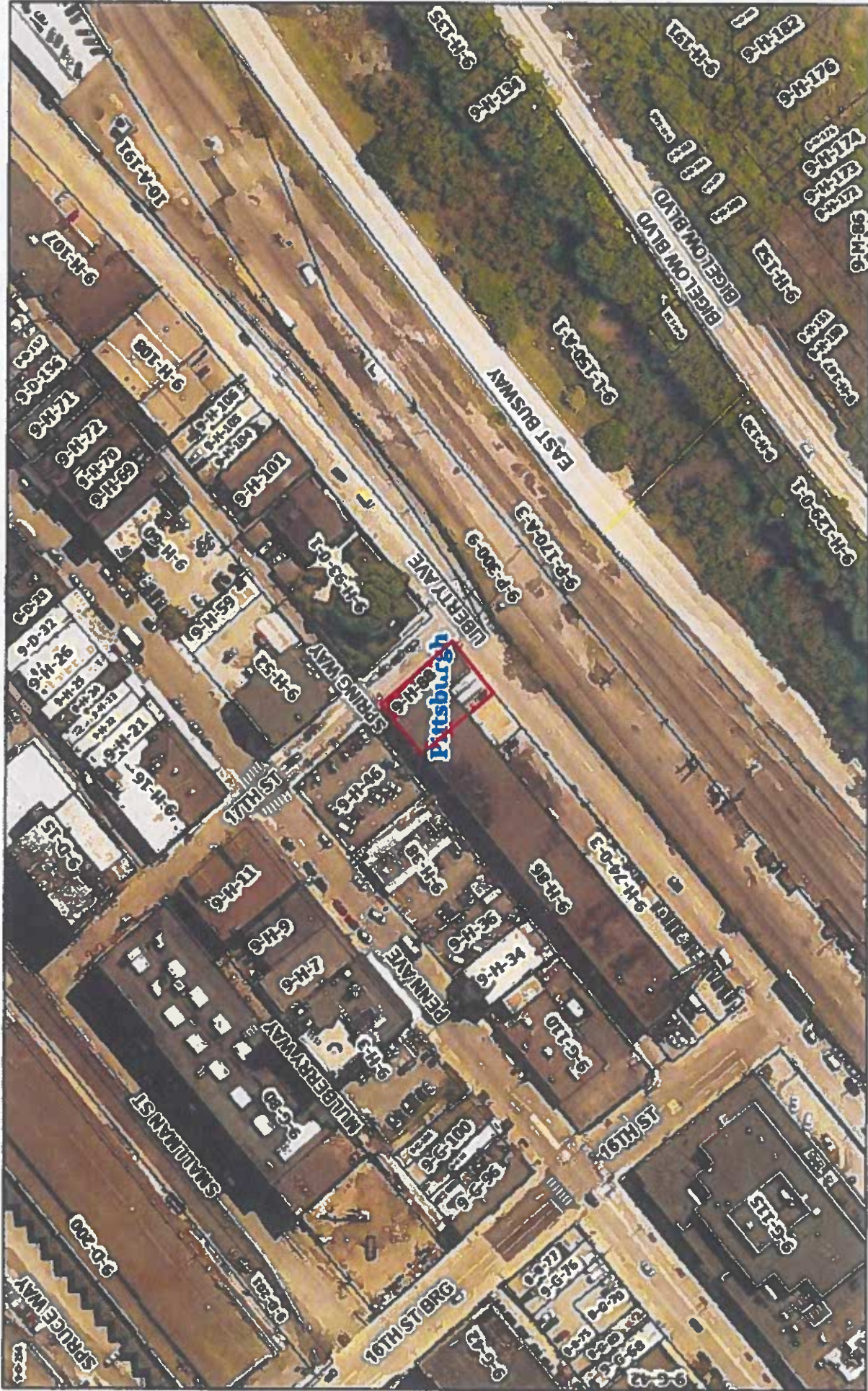
July 31, 2023

- Municipalities
- LotLines
- Streets
- Parcels



Data displayed on this map is for informational purposes only. It is not survey 2020

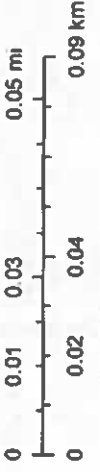
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July 31, 2023

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1:2,257



Allegheny County 2012, 2010 Imagery

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2020

