



For Sale

Strip District Marina Property

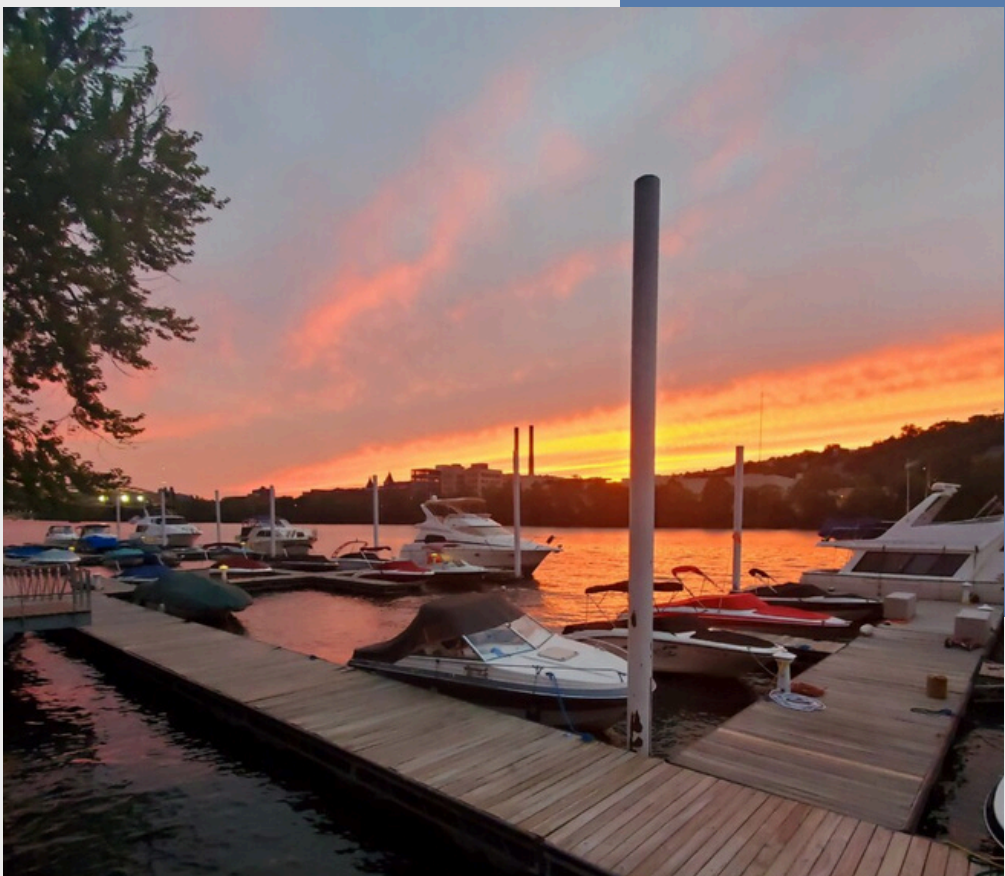
Ground Lease Income from on site Marina Business

2 23rd Street, Pittsburgh, PA 15222

Enhanced Riparian Rights with recent purchase of adjacent parcel

\$1,100,000

~~**\$1,250,000**~~



Boat Launch



Restrooms



Potential Expansion
Area

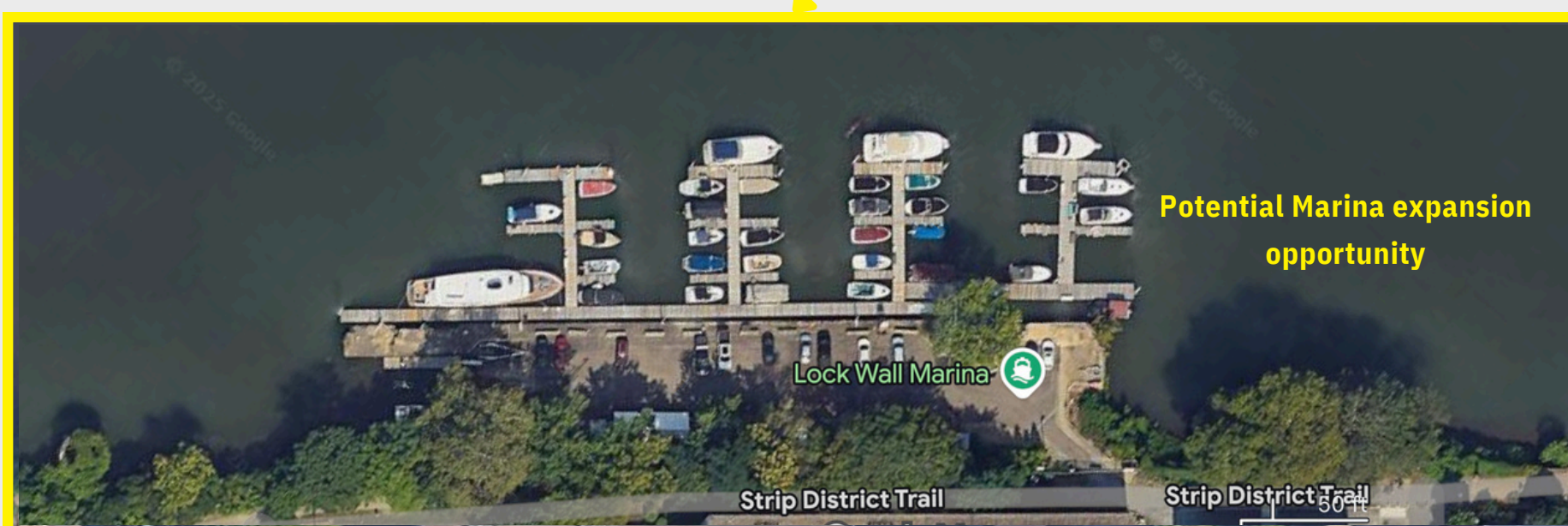
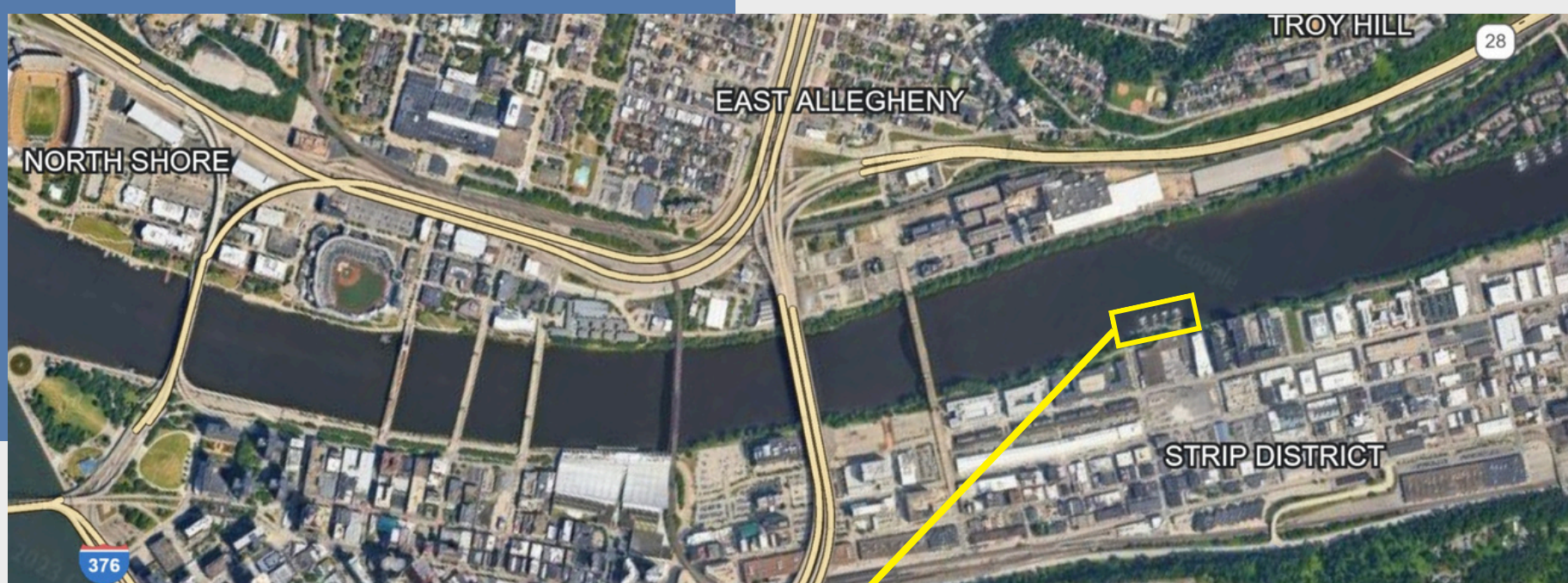


Centrally located
in Strip District



Property Features:

- Sale includes income from lease with Lock Wall Marina
- Approximately 600' of Allegheny River frontage
- Potential Marina expansion opportunity
- Existing permits
- Electric and water access
- Boat launch area and restrooms
- Access to marina via easements from 23rd Street
- Total area with Riparian Rights and permitted use is approximately 2.46 acres of land and water
- Great location – only access to the river in the Strip District



Pat Morosetti
Principal
Director of Brokerage

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