

## PROPERTY OVERVIEW

- Commercial site in the rapidly evolving neighborhood of Uptown. Nearby projects include the new UPMC Mercy Vision and Rehabilitation facility, Bus Rapid Transit's major transit and streetscape enhancement project scheduled to finish in 2024, as well as eight additional major institutional, commercial, and residential projects currently unfolding—two of which are at Duquesne University on Forbes Ave.
- UPMC Mercy, Duquesne University, PPG Paints Arena, and the First National Bank building (currently under construction) bring healthcare, education, commerce, and sports/entertainment to the Forbes/Fifth Avenue corridor. These are hallmarks of thriving city life with the convenience of easy access in and out of the city by public transit or car to neighboring communities, major highways, and the Pittsburgh International Airport.
- This prime property is in a Keystone Innovation Zone that makes tax benefits available to startup companies. Located directly between Downtown Pittsburgh and the Medical/Educational/Cultural center of Oakland which includes the prestigious institutions of Carnegie Mellon University and University of Pittsburgh. A total of \$4.8 million in benefits has accrued here and at the Paramount Film Exchange nearby over the past 12 years.
- The site is located in one of Pittsburgh's 28 designated Opportunity Zones, designed to spur long-term development to transitioning neighborhoods.
- Included with the building are two full side lots, grassy and gardened, with parking for 15 vehicles.

## OFFERING SUMMARY

SALE PRICE:	\$3,500,000
BUILDING SIZE:	12,931 SF
LOT SIZE:	5,040 SF
UNITS INCLUDED:	1932/1934, 1936-1942
LOT # FOR 1932/1934:	101 0011 K 00010
LOT # FOR 1936-942:	101 0011 K 00008
ZONING:	COMMERCIAL

### **RENTABLE SQUARE FEET**      **12,140sf**

Front Living Area	1,478 sf
Main Studio Floor	2,600 sf
Orange Door, Back Furnace Rooms	314 sf
Loft, includes enclosed area/storage/bathroom	1,169 sf
Kitchen/Fridge Alcove	417 sf
Second Floor	1,169 sf
Third Floor	1,290 sf
Ground Floor	3,300 sf
Old Tool Room, Bathroom, Slop Alcove	412 sf

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Non-Rentable Square Feet	782 sf
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<b>BUILDING TOTAL</b>	<b>12,931 sf</b>
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# PROPERTY IMPROVEMENTS

2002-2005

## Renovation of Interior, Exterior, and Grounds

Parking Lot | ADA Entry | Courtyard | Kitchen | Iron Fencing | Landscaping

2006-2023

## Additional Renovation of Interior, Exterior, and Grounds

- Repainting of entire building (2017)
- Renovation of floor 3/1942 address (new HVAC unit)
- Update of Salon floor 2/1942 address (new appliance and oven vent)
- New Main Roof (2018—10 year warranty)
- New Lower Roof (2019—10 year warranty)
- Ongoing renovation of Main Studio (bathroom, conf. area, 2 offices)
- Kitchen and Living Space floor 1
- Updated/New: HVAC/Plumbing/Electric
- Mold Remediation—ground floor (2020)
- New Overhead Gas Heating Units (2022)
- Exterior Painting—upper 1/3 South/West and Window repair (2022)
- Kitchen Roof repair/fascia (2022)
- New Main Studio Boiler (2022)
- Two Air Units—Main Roof/Living 1 (2023)
- Exterior Painting—Lower Building (2023)