



Bob Dini, Sales Director, Mt Lebanon Regional

☎ 412-855-2058

✉ bobdini@TPRSOLD.com

📍 Office: PA 412-833-7700



Cross Property 360 Property View

1737 E Carson St, Pittsburgh, Pennsylvania 15203

Listing

Multi-Unit



1737 E Carson St

MLS #: **1609119** Status: **Active** List Price: **\$899,000**
 Address: **1737 E Carson St** Unit:
 Area: **South Side** Zip Code: **15203**
 Postal City: **Pittsburgh** State: **PA** County: **Allegheny-South**
 Directions: **E Carson St between 17th and 18th St 2 doors from 18th on river side.**
 Public Open House Date:
 Public Open House Time:
 Public Open House Info:
 Map#/Block#/Lot#/Info: **0012-E-00318-0001-00**
 Lot: **20.24x70.54** Acres: **0.03**
 Lot Desc:
 Zone: **Co/Re**
 School District: **Pittsburgh**
 School Trans: **Yes** Public Trans: **Yes**



General Information

GAI: \$57,600	Maintenance:	Total Units:	Baths
Vacancy:	Other Exp:	# Beds Full	Part
GOI: \$57,600	NOI: \$39,632	1 1	Rent
Insurance: \$6,313	Cash Required:	2 1	\$2 front
Utility Exp: \$6,468		3 1	\$2 rear
Are the Listing Images Digitally Altered/Staged?: No		4 1 1	\$4 vac
		5 0 1	\$1300+EI
			\$3500+GE

Remarks

A great opportunity for one of the South Sides most distinctive, architecturally and historically significant buildings in South Side. This 4 story building is approximately 4896 sq ft on the 4 floors. The coffee shop/cafe occupies the 1st flr and mezzanine space. The 2nd floor has 2 spaces zoned for offices but could be residential w/City of Pgh approval with 12 foot ceilings, separate elect heating, hardwood, 3rd flr apt w/soaring ceilings,, separate electric, hardwood and bamboo floors, fully remodeled bath, stackable laundry, charm galore. 4th floor has many possibilities w/rooftop access to possibly combine with 3rd floor apartment for huge suite, previous plans for rooftop decks and outside living areas/gardens with incredible panoramic views from Downtown to East End to SS Slopes and Mt Washington/West End. Many electrical updates, windows, HVAC with high efficiency 90+ furnace/AC 2019, tankless HWH for the building. Owner pays water and sewage for building.

Agent Remarks

3rd floor apartment occupied w/lease just renewed thru 12/31/2024. 1st floor tenant lease just renewed thru 12/31/2028.

Features

Type Property: Other	Year Built: 1873
Basement: Yes, , Full	Construction: Brick
Parking: 0/On-Street Parking	Insulation: No
Show: Appointment With Listor	Roof: Asphalt
Utilities Avail: Electricity, Gas, Sewer, Water	

Office Information

Value: Market Value - \$222500	Tenant Occ: Yes	Foreclosure: No
ICD: No	Entered:	Short Sale: No
BAC: 2	TLC: 2	Taxes: \$5,187
SAC: 0		
Owner: Holly Simpson/William Petruc	Tour Date:	
Contact: Bob Dini	Phone: 412-855-2058	Cell Phone: 412-855-2058
Agent: Bob Dini	Phone:	
Email: bobdini@TPRSOLD.com		
Agent State License #: RS177165L	Broker State License #: RB043060C	
List Office: 15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone: 412-833-7700 ext.209	
List Date: 06/06/2023	Expire Date: 06/05/2024	Pending Date:
Tour URL:		
Video Tour URL:		

Thursday, May 30, 2024

11:14 AM

Requested By: Robert Dini



Bob Dini, Sales Director, Mt Lebanon Regional

Cell: 412-855-2058

Office: 412-833-7700

Office: 412-833-7700



Cross Property 360 Property View

1737 E Carson St, Pittsburgh, Pennsylvania 15203

Listing

Commercial-Industrial-Business

1737 E Carson St



MLS #: 1609109	Status: Active	List Price: \$899,000
Address: 1737 E Carson St	County: Allegheny-South	Zip Code: 15203
Area: South Side	State: Pennsylvania	
Postal/Mailing City: Pittsburgh		
Lease Price:	Lease Per:	
Directions: E Carson St between 17th and 18th St on river side 2 doors from 18th at corner.		
Map#/Block#/Lot#/Info: 0012-E-00318-0001-00		
Lot: 20.24x70.54	Acres: 0.03	
Lot Desc:	CIB Type:	
Zoning: Comm		
For Sale: Building		
For Lease: Other		
Business Name:		
Business Description: Coffee Shop/Cafe		



General Information

Office SqFt: 1,496	Railroad:	GAI: \$57,600	Utilities: \$6,468
Warehouse SqFt:	Freight Elev:	GOI: \$57,600	Maintenance:
Road Frontage: 20.24	Sprinkler Sys: No	Vacancy %:	Other Expenses:
Ceiling Height: 16/1st	Dock: No	Taxes: \$5,187	NOI: \$45,432
Are the Listing Images Digitally Altered/Staged?: No			Insurance: \$6,313

Remarks

A great opportunity for one of the most distinctive architecturally and historically significant buildings in South Side. This 4 story building is approx. 1873 "Second Empire" Victorian style with approximately 4896 sq ft on the 4 floors. The coffee shop/cafe occupies the 1st flr and mezzanine/loft space. The 2nd floor has 2 spaces zoned for offices but could be residential w/City of Pgh approval with 12 foot ceilings, separate elect heating. Hardwood and bamboo floors in the 3rd flr apt w/soaring 12 ft ceilings bring charm galore. the 4th floor has many possibilities w/rooftop access to possibly combine with 3rd floor apartment for huge suite, previous plans for rooftop decks and outside living areas/gardens with incredible panoramic views from Downtown to East End to SS Slopes and Mt Washington/West End. Many electrical updates, windows, HVAC with high efficiency 90+ furnace/AC 2019, tankless HWH for the building. Owner pays water and sewage for building.

Agent Remarks

3rd floor apartment occupied w/lease just renewed thru 12/31/2024. 1st floor tenant lease just renewed thru 12/31/2028. Showings will be handled directly, No ShowingTime

Features

Type Property: Apartment, Office, Other, Retail	Year Built: 1873
Form of Access: State	Construction: Brick
Parking: /On st	Insulation: No
Traffic Count: 17,000	Utilities Avail: Electricity, Gas, Sewer, Water
Show: Appointment With Listor	

Office Information

Value: Market Value - \$222500	Tenant Occ: Yes	Taxes: \$5,187
ICD: No	ENT:	Foreclosure: No
BAC: 2	TLC: 2	Short Sale: No
SAC: 0		
Owner: Holly Simpson&William Petruc	Tour Date:	
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Thursday, May 30, 2024

11:13 AM

Requested By: Robert Dini

1737 E Carson St, , Pennsylvania 15203
MLS Number: 1609119



Front of Structure - Welcome to 1737 E Carson St in the heart of the South Side business district, this distinctive 1873 "Second Empire" Victorian style building is a multi use building with commercial and residential zoning.



Front of Structure - The 1st floor tenant is a thriving coffee/cafe shop also occupying the mezzanine 1/2 floor.



Front of Structure - Just inside the corner of 18th and E Carson St and a few blocks to the Riverfront Park.



Aerial View

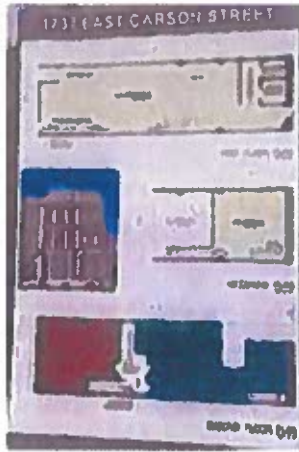


Other - 1st floor coffee/cafe shop.



Other - The first floor has approximately 16 foot high ceilings and leads to the mezzanine for additional seating. The mezzanine has a butlers staircase to the 2nd floor.

1737 E Carson St., Pennsylvania 15203
MLS Number: 1609119



Other - Display board in front 2nd floor office of floor plan.



Other - View from 2nd floor hallway towards 3rd floor.



Other - 2nd floor hallway door to back office space.



Office - 2nd floor rear office with 12 foot ceilings, beautiful woodwork and rear hall to former kitchenette area.



Office - 2nd floor rear office area.



Office

1737 E Carson St., Pennsylvania 15203
MLS Number: 1609119



Living Room - 3rd floor apartment living room with exposed brick decorative fireplace, hardwood floors, large bright windows facing E Carson St and soaring 12 foot ceilings.



Living Room - 3rd floor living room.



Kitchen - 3rd floor kitchen.



Kitchen



Kitchen



Other - 3rd floor hallway with entrance to the apartment to the left and long hallway with laundry area behind the door in the background.

1737 E Carson St, , Pennsylvania 15203
MLS Number: 1609119



Other - Staircase to 4th floor with skylight to rooftop.



Other - 4th floor entry.



Loft - The 4th floor rear has been cleared to the studs for future possibilities.



Loft - Used as storage area currently with many possibilities. The ladder leads to the rooftop with Bilco door.



Loft - 4th floor front room



Loft - 4th floor front room.

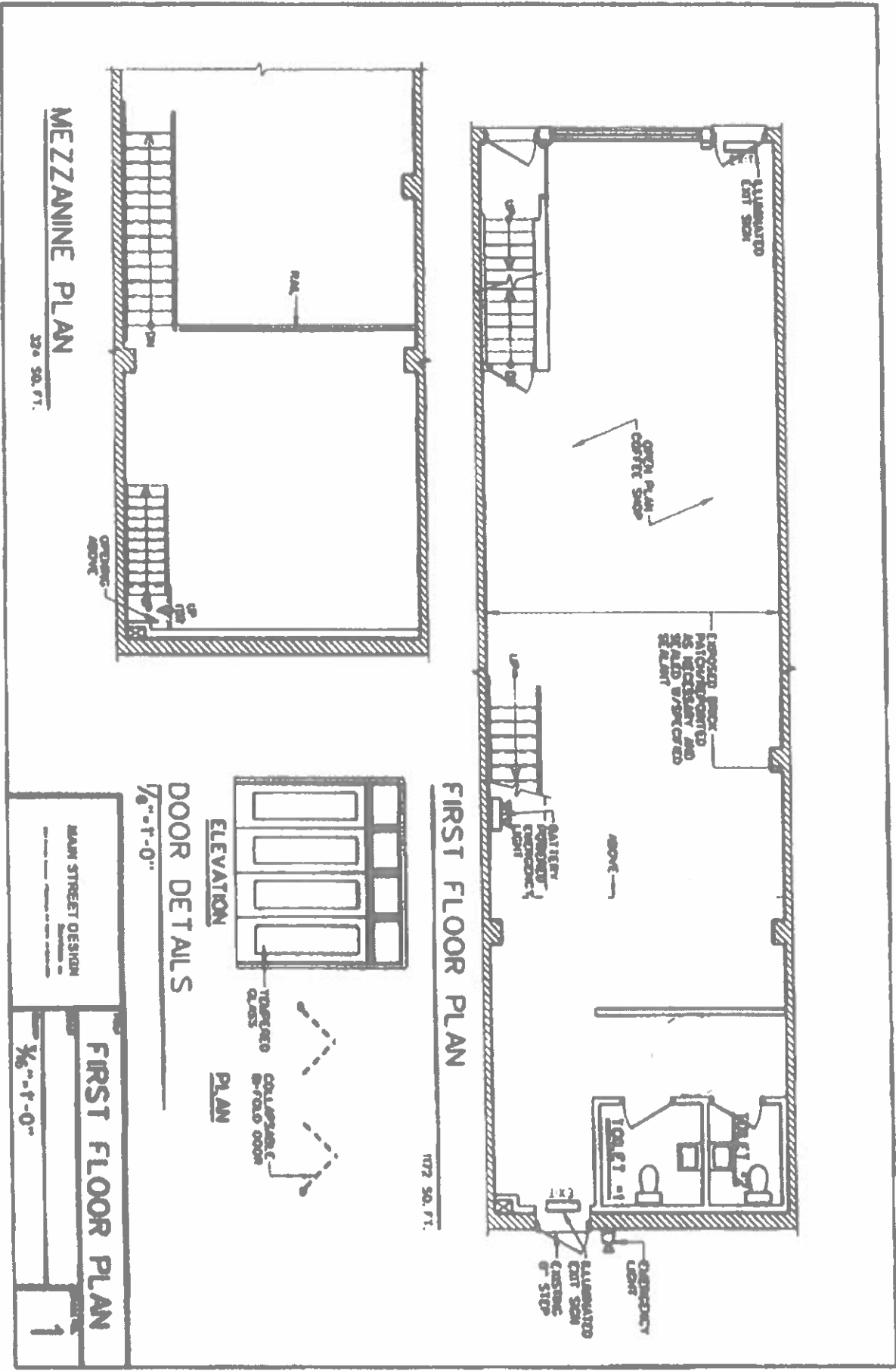
1737 E Carson St, , Pennsylvania 15203
MLS Number: 1609119



View



View



MEZZANINE PLAN

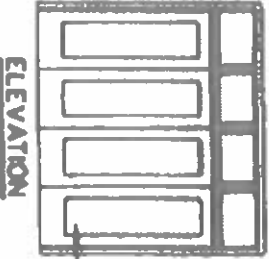
32'-0" SQ. FT.

FIRST FLOOR PLAN

1172 SQ. FT.

DOOR DETAILS

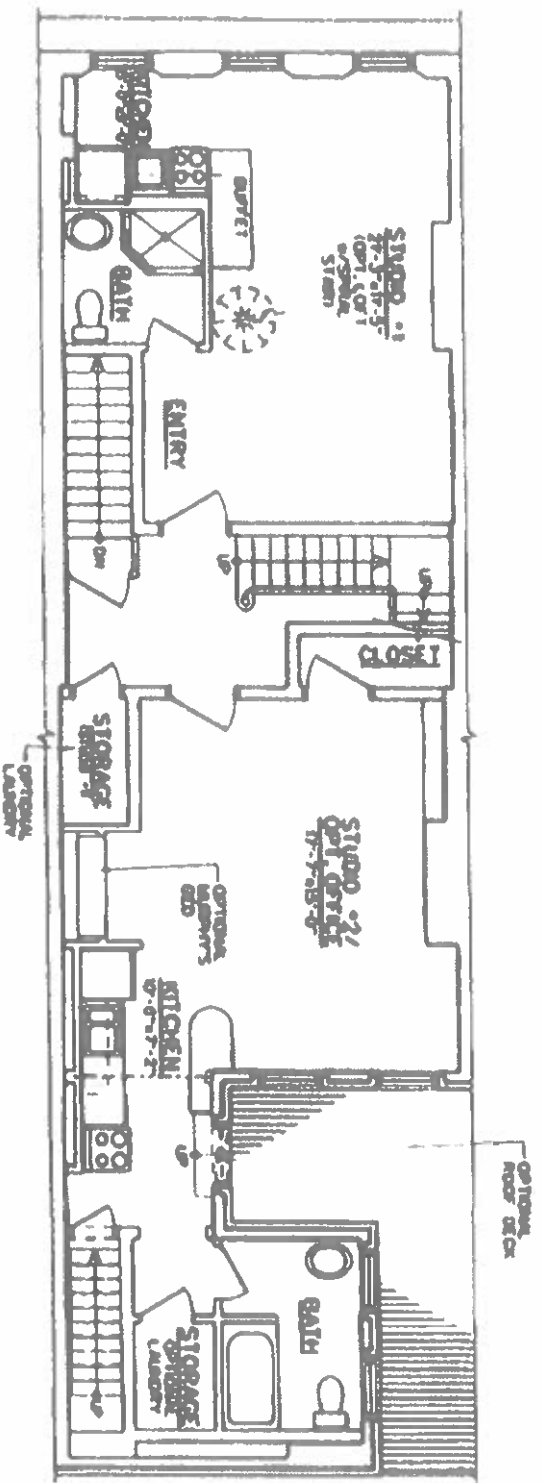
1/8"-t-0"



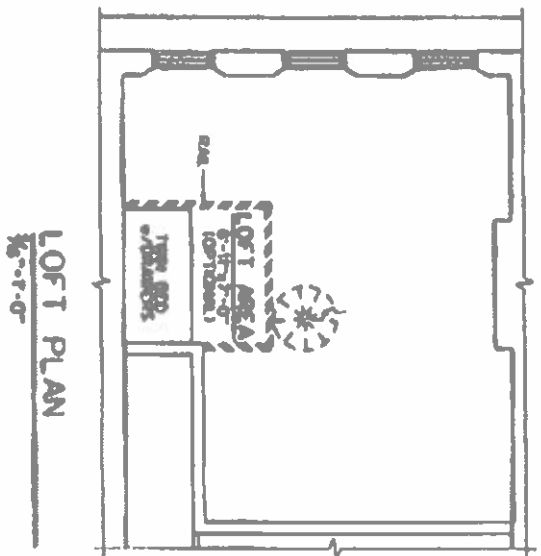
FIRST FLOOR PLAN

1/8"-t-0"

MAIN STREET DESIGN

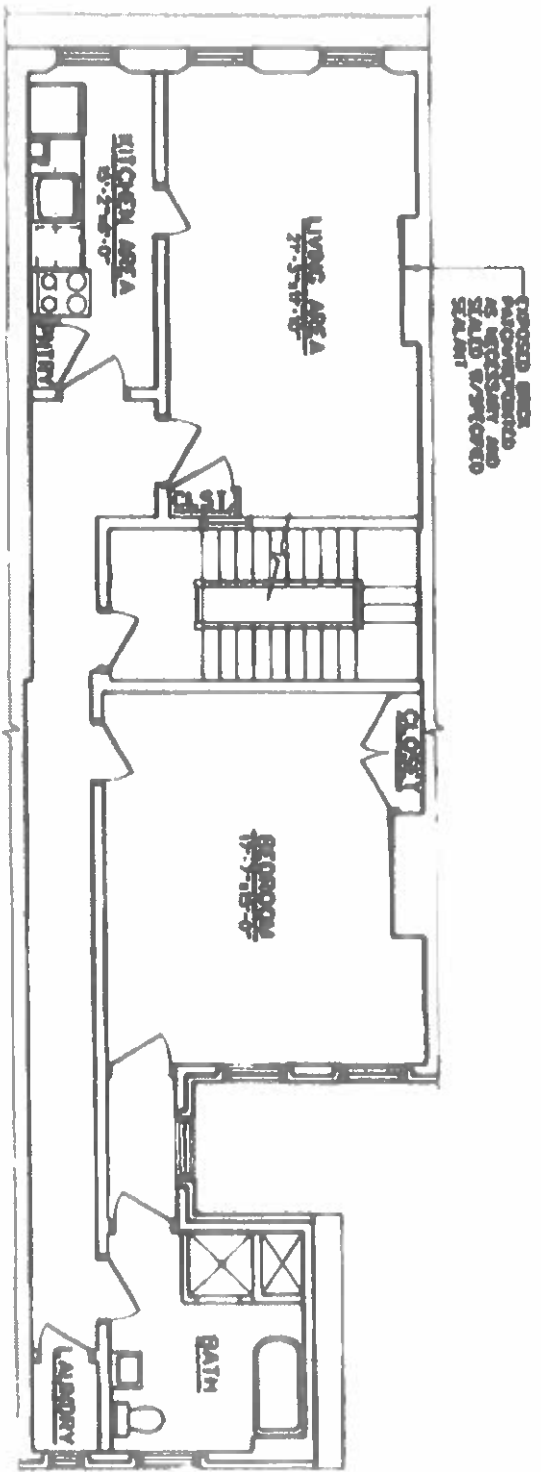


SECOND FLOOR PLAN
 3/8"-1'-0"
 (STUDIO-1: 105 SQ.F.T.)
 (STUDIO-2: 177 SQ.F.T.)

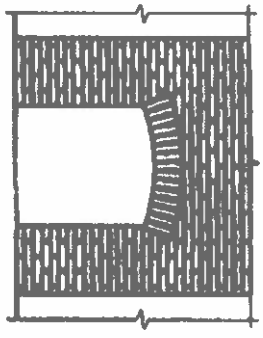


PROPOSED RENOVATIONS @ 1737 EAST CARSON ST.

MAIN STREET DESIGN <small>ARCHITECTS</small>	
SECOND FLOOR PLAN	
3/8"-1'-0"	2



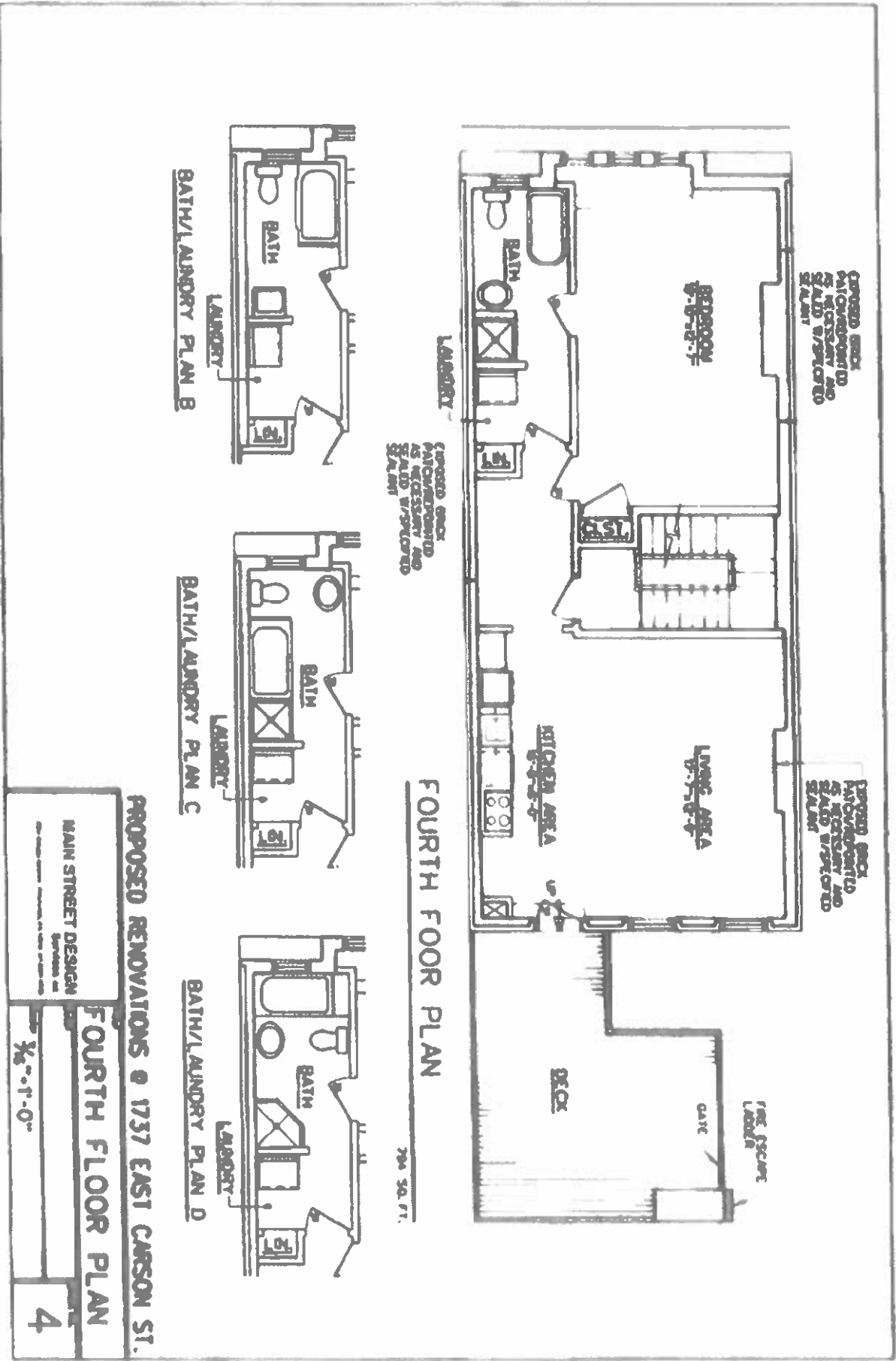
THIRD FLOOR PLAN
 1/8" = 1'-0"
 917 SQ. FT.



FIREPLACE DETAIL
 1/8" = 1'-0"

MAIN STREET DESIGN
 ARCHITECTS

THIRD FLOOR PLAN
 1/8" = 1'-0"



PROPOSED BRICK PATCHWORK/ID AS NECESSARY AND STAIR R/Spec'd SLAB

PROPOSED BRICK PATCHWORK/ID AS NECESSARY AND STAIR R/Spec'd SLAB

PROPOSED BRICK PATCHWORK/ID AS NECESSARY AND STAIR R/Spec'd SLAB

FOURTH FLOOR PLAN

794 SQ. FT.

BATH/LAUNDRY PLAN B

BATH/LAUNDRY PLAN C

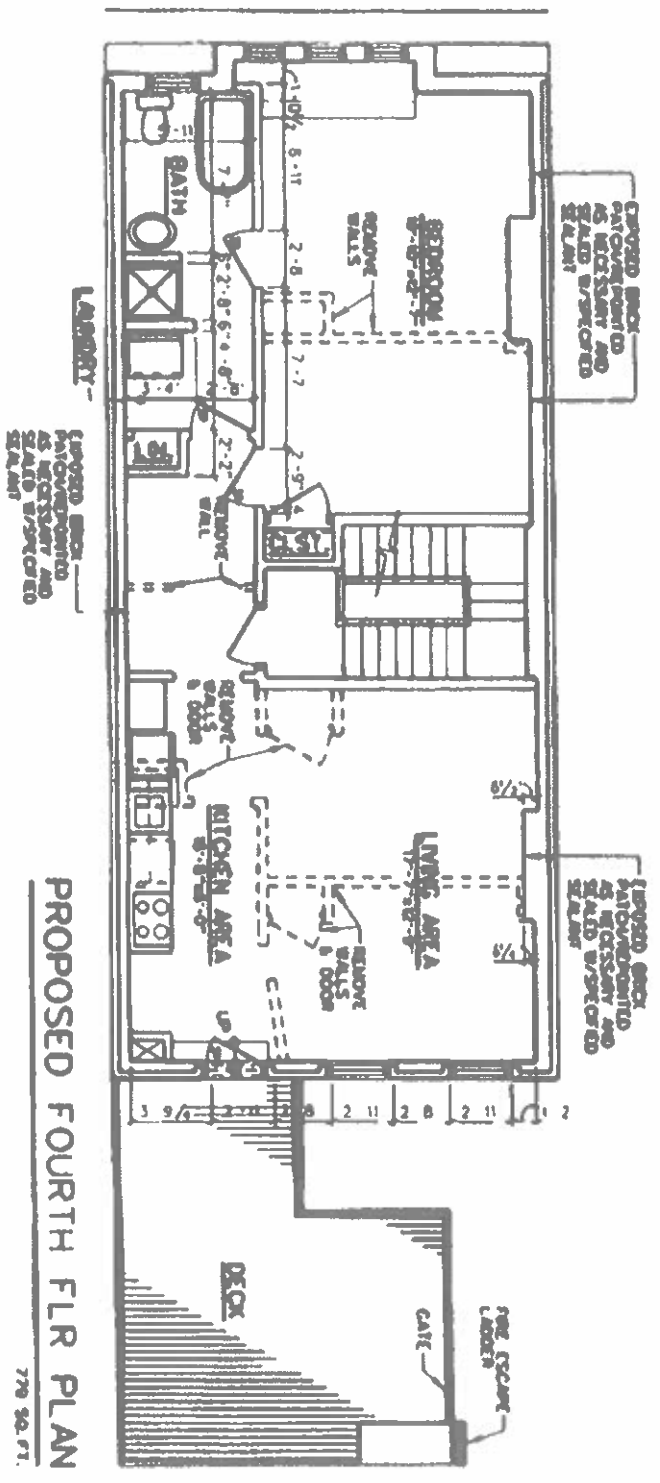
BATH/LAUNDRY PLAN D

PROPOSED RENOVATIONS @ 1737 EAST CARSON ST.

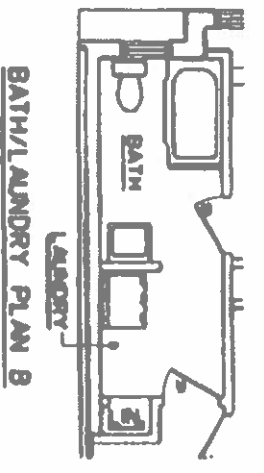
FOURTH FLOOR PLAN

MAIN STREET DESIGN

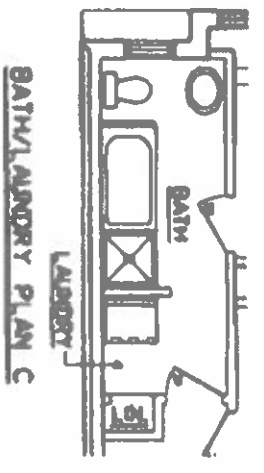
1/8" = 1'-0"



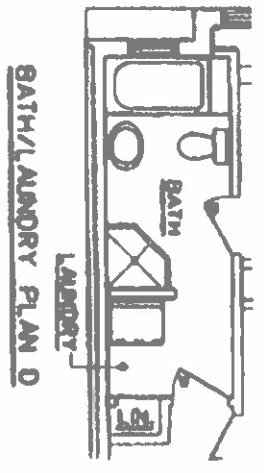
PROPOSED FOURTH FLR PLAN



BATH/LAUNDRY PLAN B



BATH/LAUNDRY PLAN C



BATH/LAUNDRY PLAN D

MAIN STREET DESIGN

FOURTH FLOOR PLAN

1/8" = 1'-0"

PIN: 0012E00318000100



January 3, 2024

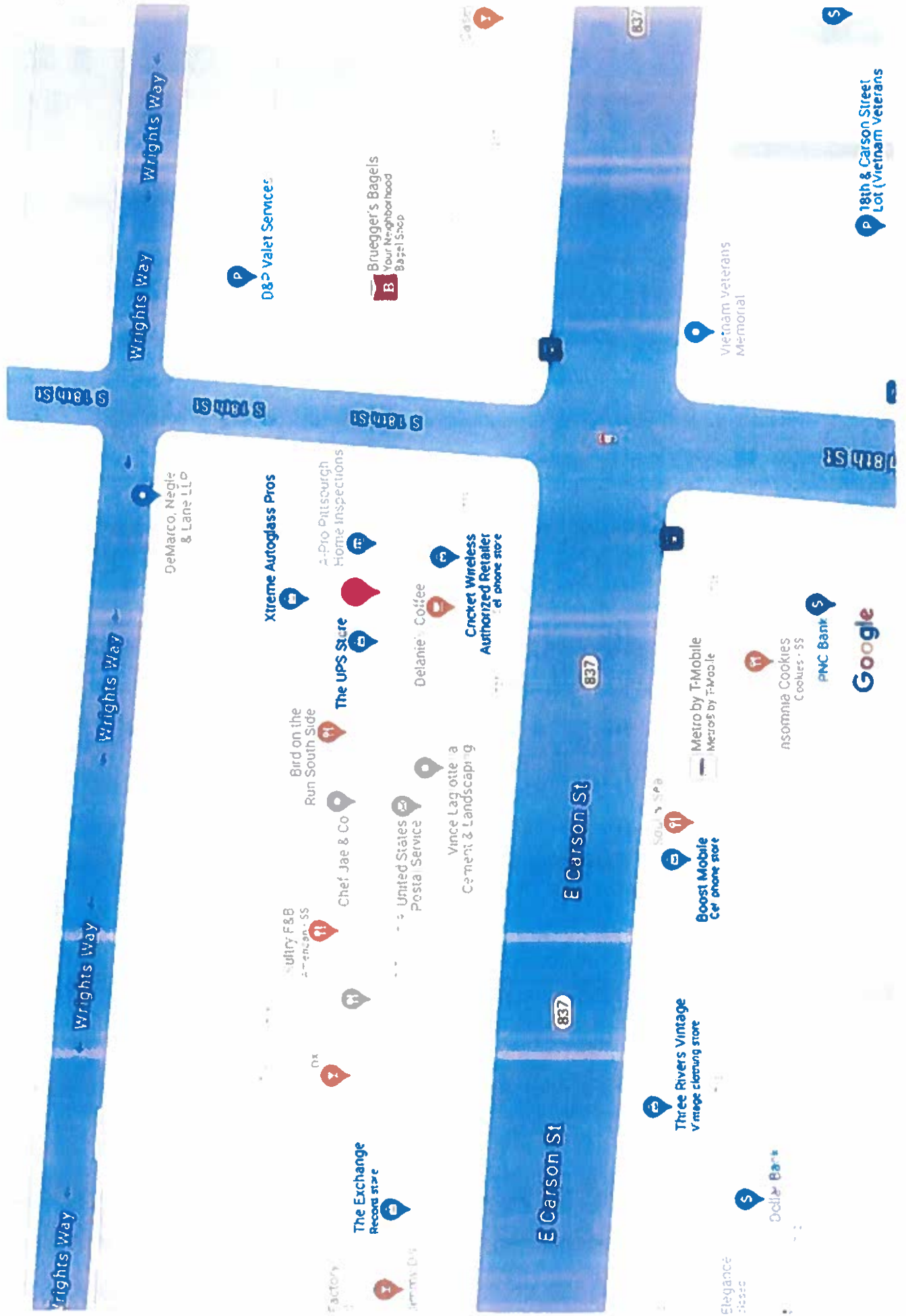
Municipalities Parcels

Streets

1:564
0 0.01 0.01 0.02 km
0 0 0.01 0.01 0.01 mi

Allegheny County 2012 2010 imagery

Data derived on this map is for informational purposes only. It is not a survey.



Google Maps 1737 E Carson St



