



464 WALNUT STREET
PITTSBURGH, PA 15238

PROPERTY SUMMARY

464 Walnut Street Pittsburgh, PA 15238

For Sale Price: \$496,000

Lot Size: 15,507 SF +/-

Building Size: 5,964 SF +/-

Building Price Per SF: \$83.16/SF

Zoning: R-2 Single and Two Family Residential

Taxes: \$9,561

Parking: 12 spaces

This uniquely situated 5,964 SF (+/-) office building spans three floors and features 19 offices with restrooms conveniently located on each level. The property includes a parking lot with 12 spaces, offering ample accessibility for employees or clients. Currently zoned R-2 (Single and Two Family Residential), this property presents a prime opportunity for a residential conversion or redevelopment project.

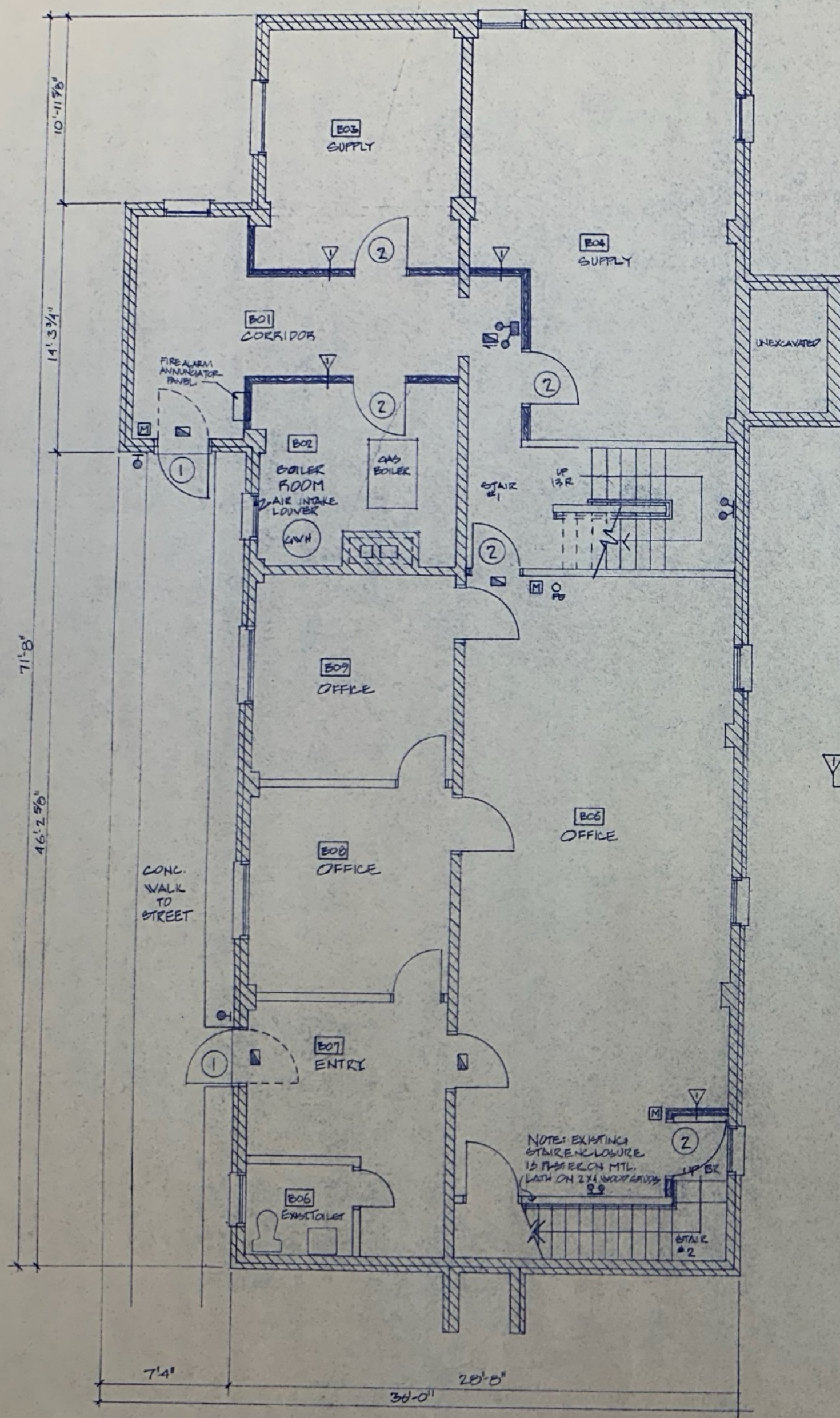
Located in Blawnox Borough within the highly regarded Fox Chapel School District, this property benefits from its proximity to local retail and dining establishments in Blawnox and Fox Chapel. It is strategically positioned just 1 mile from Route 28, 1.6 miles from the Waterworks Shopping Center, 4 miles from the Pennsylvania Turnpike, and only 10 miles from Downtown Pittsburgh, ensuring easy access to major transportation routes and amenities.

Whether you're seeking to maintain the property as an office space or explore the potential for residential redevelopment, this offering provides an excellent opportunity to invest in a well-connected and desirable location.

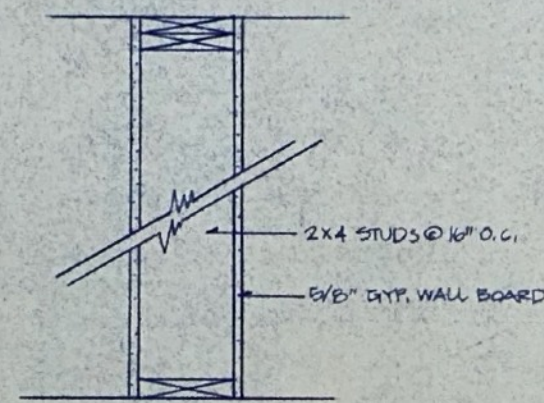


The information contained herein is deemed reliable but is not guaranteed.

The Buyer is exclusively responsible for verification of any matter that is material to their decision making process as it may apply to the purchase of this property.



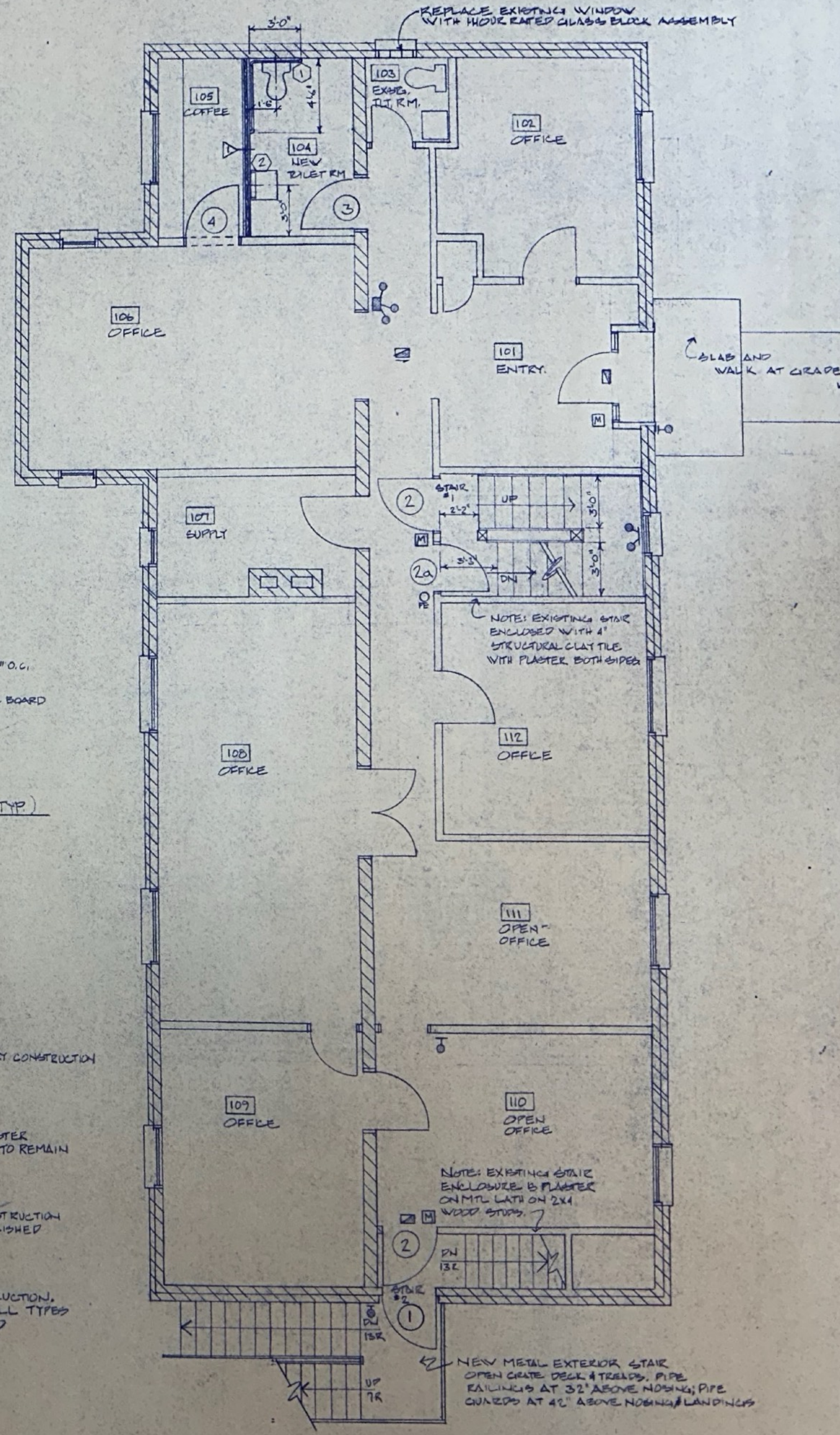
1 LOWER LEVEL PLAN
A1.2 1/4" = 1'-0"



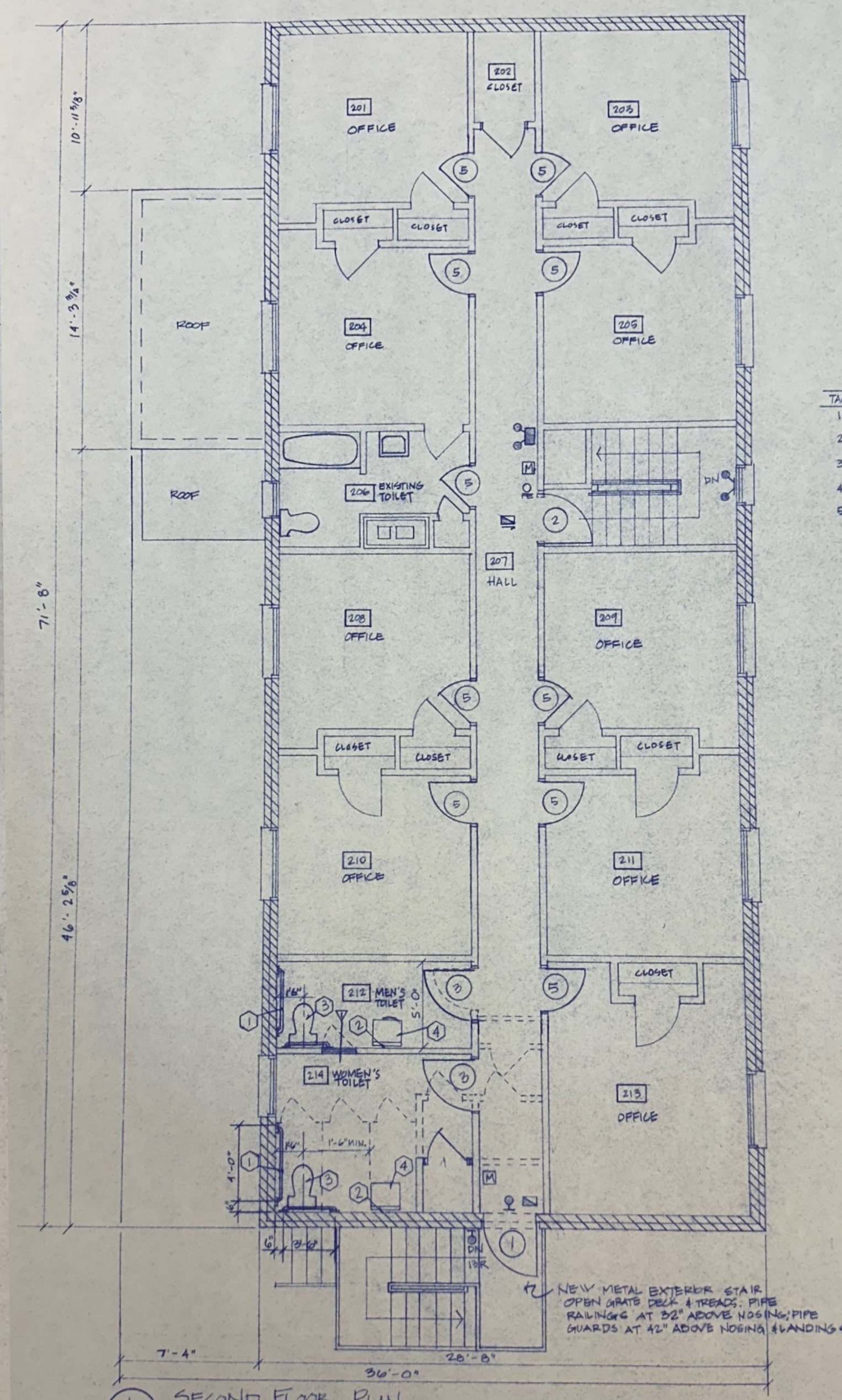
NEW PARTITION CONSTRUCTION (TYP)

LEGEND

- EXISTING MASONRY CONSTRUCTION TO REMAIN
- EXISTING PLASTER CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION, DOOR AND WALL TYPES AS INDICATED



2 FIRST FLOOR PLAN
A1.2 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A1.3 1/4" = 1'-0"

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DEMOGRAPHICS

ZONING INFORMATION

Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	4,338	23,605	56,889
2023 Estimate	4,256	23,056	55,813
2010 Census	4,091	21,634	53,701
Growth 2023 - 2028	1.93%	2.38%	1.93%
Growth 2010 - 2023	4.03%	6.57%	3.93%
2023 Population by Hispanic Origin			
2023 Population	64	471	1,201
White	3,813 89.59%	18,804 81.56%	36,205 64.87%
Black	150 3.52%	2,993 12.98%	16,489 29.54%
Am. Indian & Alaskan	7 0.16%	49 0.21%	133 0.24%
Asian	218 5.12%	747 3.24%	1,489 2.67%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	5 0.01%
Other	68 1.60%	463 2.01%	1,492 2.67%
U.S. Armed Forces	0	0	2
Households			
2028 Projection	2,172	10,929	25,593
2023 Estimate	2,130	10,666	25,089
2010 Census	2,051	9,990	24,080
Growth 2023 - 2028	1.97%	2.47%	2.01%
Growth 2010 - 2023	3.85%	6.77%	4.19%
Owner Occupied	1,266 59.44%	7,259 68.06%	17,230 68.68%
Renter Occupied	864 40.56%	3,407 31.94%	7,859 31.32%
2023 Households by HH Income			
Income: <\$25,000	567 26.59%	1,689 15.84%	4,639 18.49%
Income: \$25,000 - \$50,000	453 21.25%	2,322 21.77%	5,502 21.93%
Income: \$50,000 - \$75,000	375 17.59%	2,200 20.63%	4,948 19.72%
Income: \$75,000 - \$100,000	248 11.63%	1,172 10.99%	2,760 11.00%
Income: \$100,000 - \$125,000	203 9.52%	882 8.27%	2,055 8.19%
Income: \$125,000 - \$150,000	46 2.16%	395 3.70%	999 3.98%
Income: \$150,000 - \$200,000	158 7.41%	813 7.62%	1,667 6.64%
Income: \$200,000+	82 3.85%	1,192 11.18%	2,520 10.04%
2023 Avg Household Income	\$71,410	\$95,107	\$90,045
2023 Med Household Income	\$52,613	\$62,987	\$59,787

3-303	R-2 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL	
303.1	<u>Purpose</u>	6. Funeral home.
	This district provides for a mix of single- and two-family residential units at varying lot sizes and densities. It also includes, as conditional uses, certain specialized housing types, such as group residences and nursing homes, where these can be developed so as to be compatible with the existing neighborhood and adjacent residences.	7. Planned Residential Development
303.2	<u>Permitted Uses</u>	8. Short Term Rental
	1. Single family detached dwellings.	303.4 <u>Area and Bulk Requirements - Permitted and Conditional Uses</u>
	2. Two family detached dwellings.	303.4.1 Minimum Lot Area
	3. All other uses permitted in R-1, excluding Planned Residential Developments.	a. Single family - 5,000 square feet/unit.
303.3	<u>Conditional Uses</u>	b. Two family - 2,500 square feet/unit.
	The following uses are subject to the conditions set forth in Article 6 of this Ordinance.	c. Funeral Home 7,200 square feet
	1. Schools, excluding boarding facilities.	d. All other uses 10,000 square feet
	2. Churches or other places of worship.	303.4.2 Minimum Yard Requirements
	3. Day care centers, as defined by this Ordinance.	a. Front Yard: 15 feet for dwellings; 30 feet for other uses.
	4. Public recreational facilities, other public Building/uses.	b. Side Yard: Residence (other than multifamily) two side yards totaling 10 feet but none less than 3 feet. On a corner lot, a side yard abutting a street shall be at least equal to the front yard of the rear abutting lot which fronts on that street, but in no event less than 10 feet.
	5. In-home day care facilities,	Other Uses - 15 feet each side yard.
		c. Rear Yard: 25 feet for principal structures, and 3 feet for accessory structures.
		303.4.3 Maximum Lot Coverage: 40 percent for all uses.
		303.4.4 Maximum Height All uses 35 Feet
		303.4.5 Minimum Lot Width All uses 30 Feet
		303.5 <u>Offstreet Parking Requirements</u>
		As specified by Section 4-408 of this Ordinance.

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PROPERTY





Real Estate Services

To schedule a tour, please contact

Michael Levenson

Agent | Commercial Real Estate



c: 412.327.2661 / o: 412.276.5000



CommercialRealEstatePGH@gmail.com



1597 Washington Pike, Suite B-1
Bridgeville, PA 15017

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