

# 1156 GREENFIELD AVE

1156 GREENFIELD AVE, PITTSBURGH, PA 15217



## OFFERING SUMMARY

Sale Price:	\$734,000
Building Size:	3,650 SF
Available SF:	
Lot Size:	2,600 SF
Number of Units:	4
Price / SF:	\$201.10
Cap Rate:	7.69%
NOI:	\$56,443
Year Built:	1900
Renovated:	2022
Zoning:	Office/Apartment

## PROPERTY OVERVIEW

This newly renovated 4 unit building is located on the corner of Greenfield Avenue and Hazelwood Avenue. Located in the central business district of Greenfield, this property includes two newly renovated apartments, each three bedroom and one bath units. The apartments feature an open floor plan with new kitchen, bathroom, flooring, paint and mechanicals, including new plumbing, electrical and HVAC system. Two first floor commercial spaces with established local businesses are leased through the next two years at below market rent.

## PROPERTY HIGHLIGHTS

- -Corner Lot building
- -Easy access to parkway/interstate
- -Rare 3 bedroom city apartments
- -Grocery store with in 100 yards of the building
- -Walking distance to restaurants
- -Off street parking stalls
- -Fire Escape



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Each office independently owned and operated

**ANTHONY DASTA**

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adasta@remax.net

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Pittsburgh, PA 15206-3816

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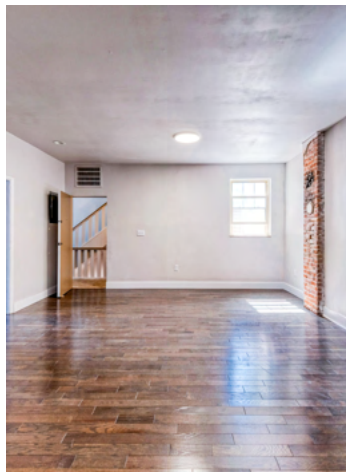
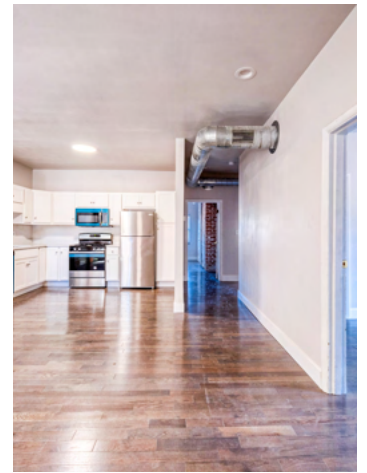
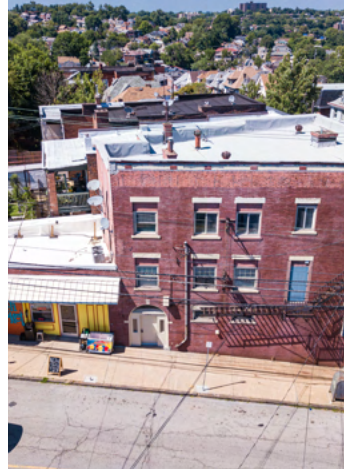
FOR SALE

MULTIFAMILY PROPERTY

ADDITIONAL PHOTOS

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LOCATION MAP

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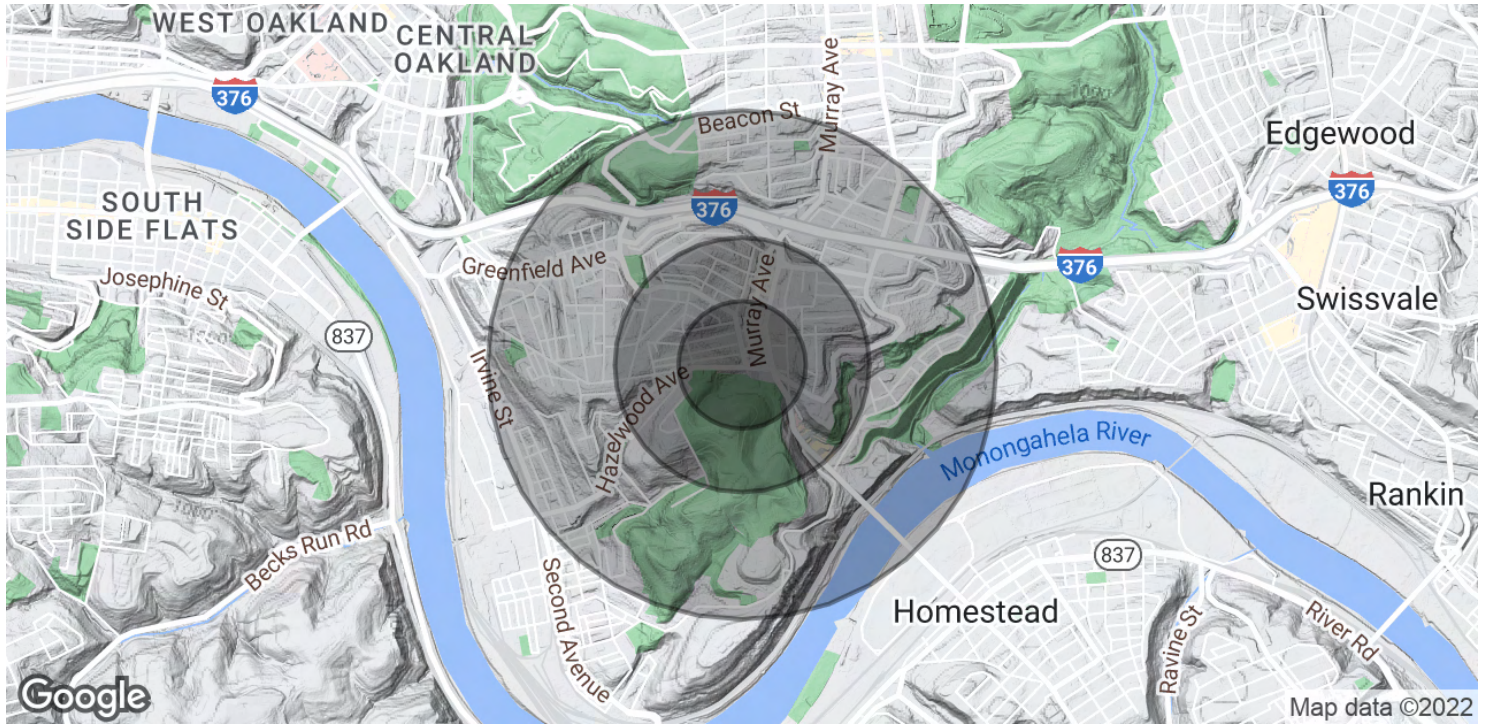
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,895	4,579	15,690
Average Age	50.1	42.5	41.9
Average Age (Male)	58.0	42.1	41.2
Average Age (Female)	35.1	41.1	41.3

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	1,124	2,568	8,694
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$50,749	\$72,845	\$71,276
Average House Value	\$514,732	\$380,737	\$304,327

\* Demographic data derived from 2020 ACS - US Census



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