



For Sale: 4407 Butler Street

Pittsburgh, PA 15201



Mixed Use Investment Opportunity!!

Wonderful chance to invest in a stabilized, high-quality boutique building with historic charm on Butler Street in the heart of Lawrenceville!!

A rare opportunity to purchase a meticulously restored and renovated property in the heart of Central Lawrenceville. This 5 unit property boasts first floor restaurant space with recently renewed lease and 5+ years of operating history.

Enter through the private residential entrance to access the 4 fully rented and beautifully maintained residential rental units. The higher-end finishes paired with salvaged historic features create a bespoke experience that appeals to the most discerning of renter. Enjoy strong existing cash flow, Airbnb, or owner occupy. Hurry this won't last long!

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106 S. 18th Street
Pittsburgh, PA 15203
412-431-1718
<http://www.casouthside.com>
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Strong Retail Tenancy ...

NanBan, an Asian Soul Food fast-casual restaurant, is operated jointly by two of Pittsburgh's star restaurateurs. The tenant has been in place for 5+ years, recently exercising a 5-year renewal option and the lease is backed by strong guarantee.

- Strong local operators.
- Full commercial kitchen.
- Walk up counter.
- Tall ceilings featuring historic tin and modern exposed ductwork.
- Large bright storefront.
- First and lower level occupancy.
- CAM Reimbursements
- Consistent rental history.



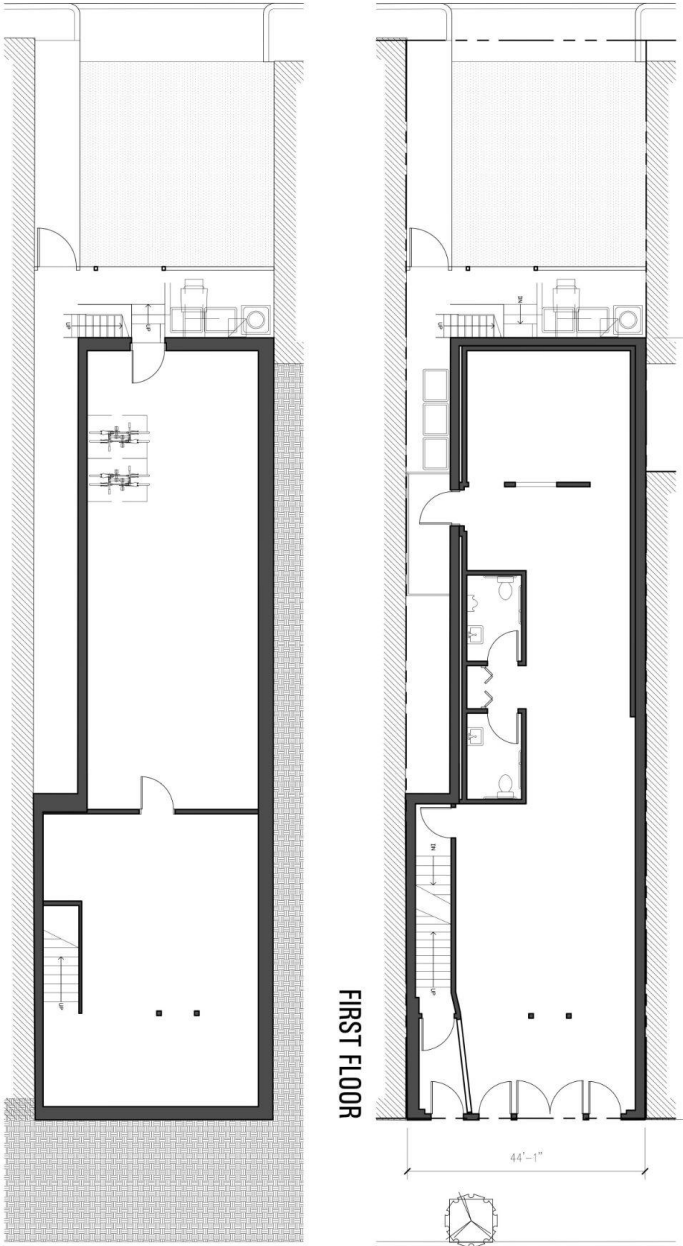
Commercial Space



THE BUVINGER BLDG

EDEN WAY

Buvinger Building



BUTLER STREET



Commercial Unit

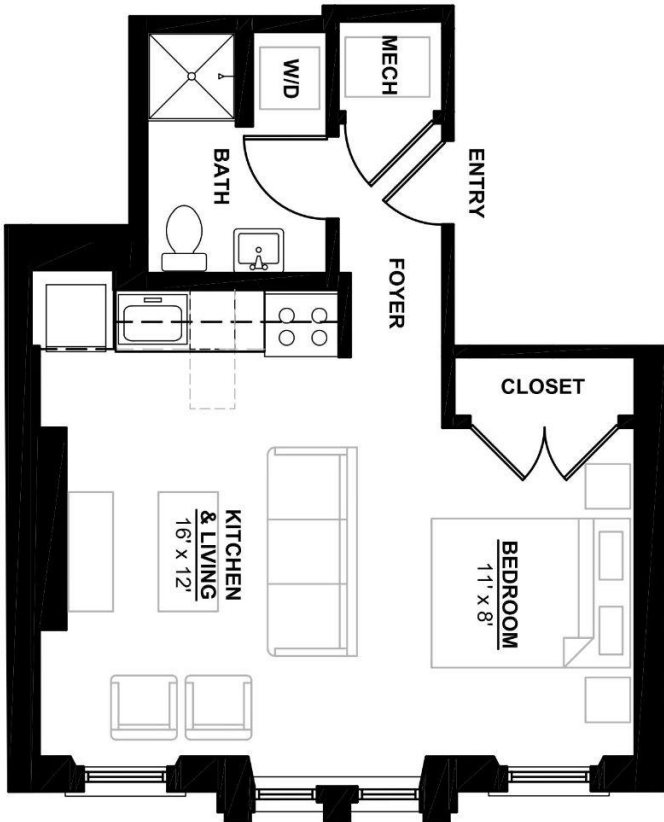
Thoughtfully updated apartments ...

...with today's urban lifestyle in mind. The renovation balances modern finishes and conveniences while retaining the building's authentic charm and character. The units feature:

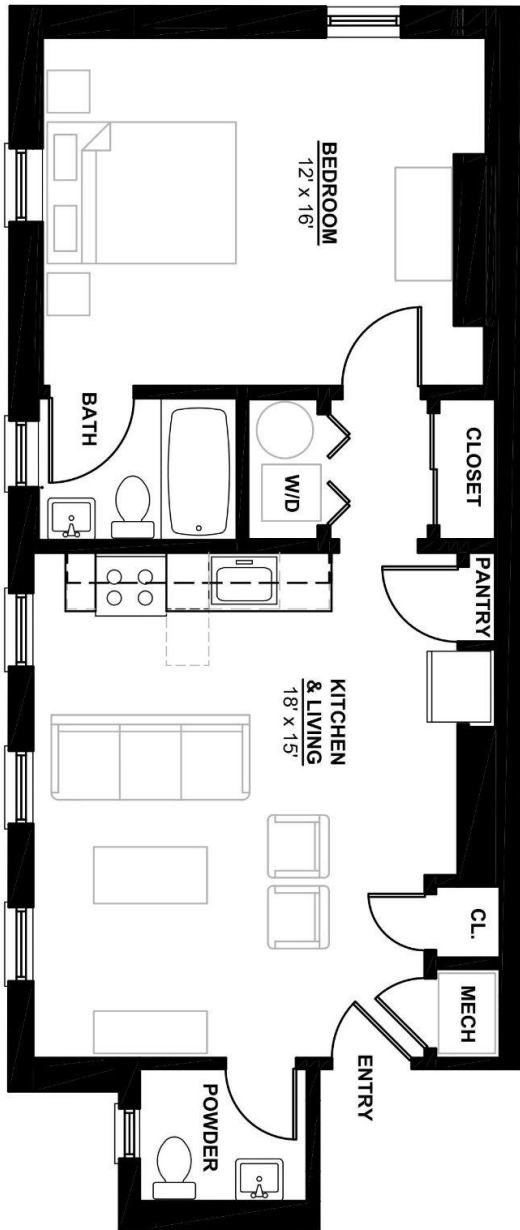
- Original salvaged wood trim, wood doors, crystal doorknobs
- Salvaged transoms re-purposed as unit signage
- High ceilings and refinished or new wood flooring
- Brand new kitchens featuring stainless steel GE appliances, quartz countertops and subway tile backsplashes
- Fully renovated bathrooms with tile flooring and subway tile surrounds
- In-unit laundry with brand new washers and dryers provided
- Designer lighting fixtures (West Elm, CB2, etc.) throughout
- Nest thermostats and exposed ductwork
- Weather-protected vestibule
- Smartphone enabled vestibule and unit entry access
- Property [Website](#)



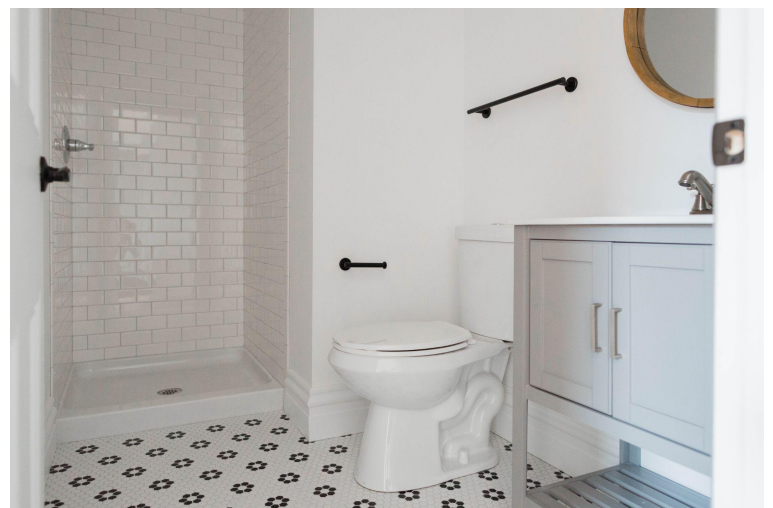
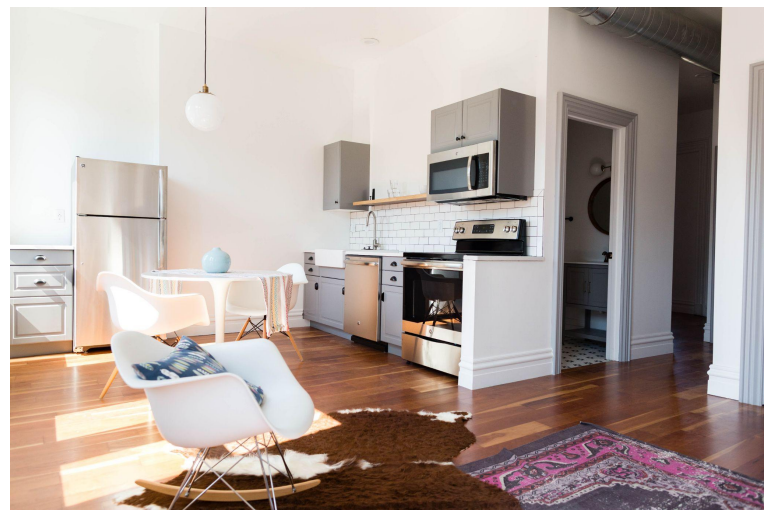
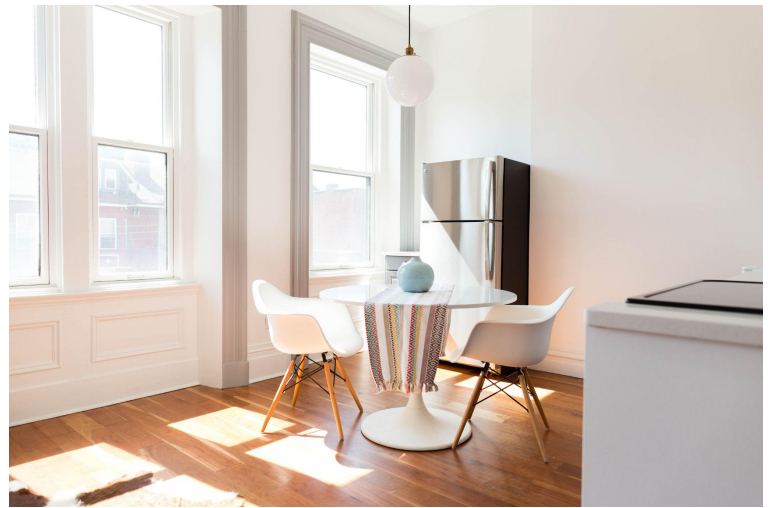
Residential Units



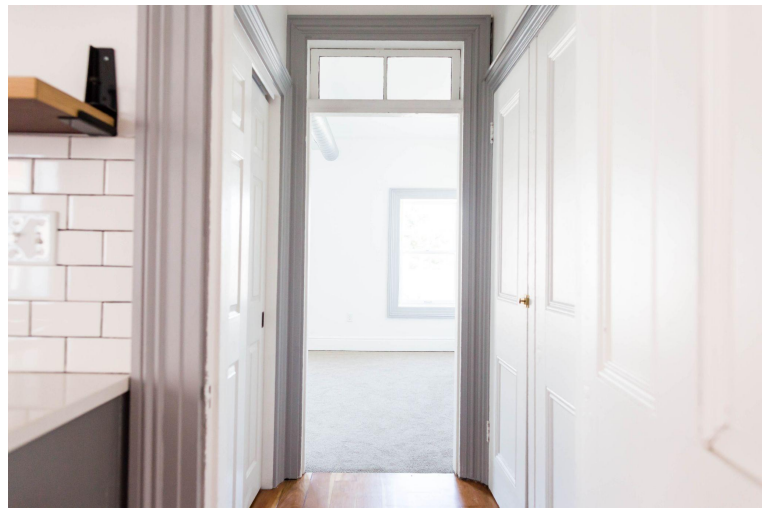
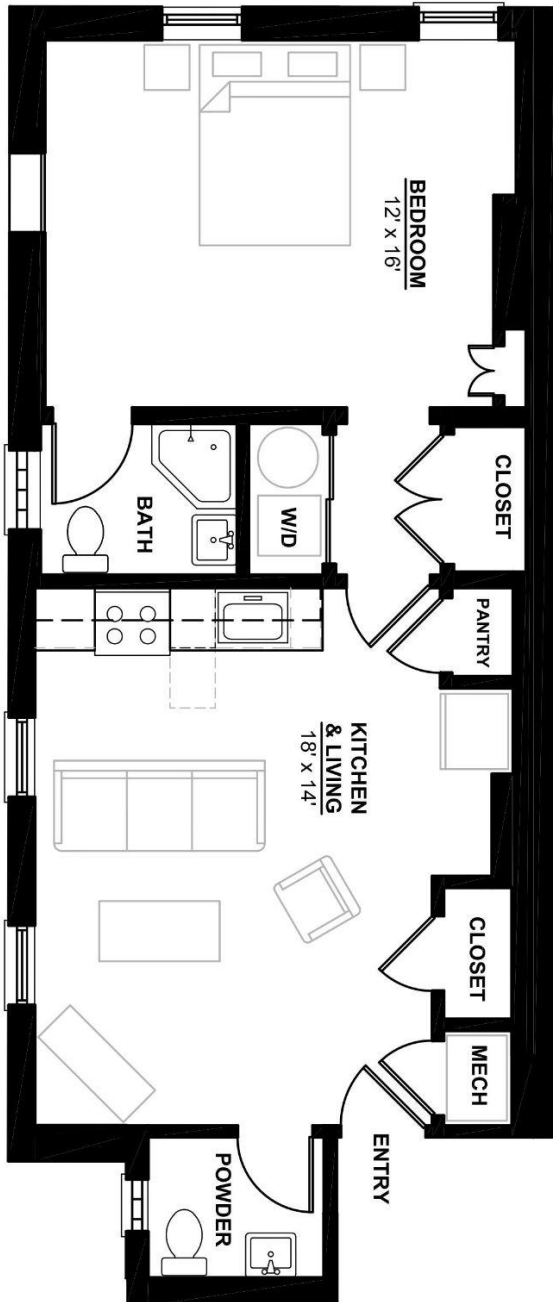
Unit 2F - Studio, 1BA



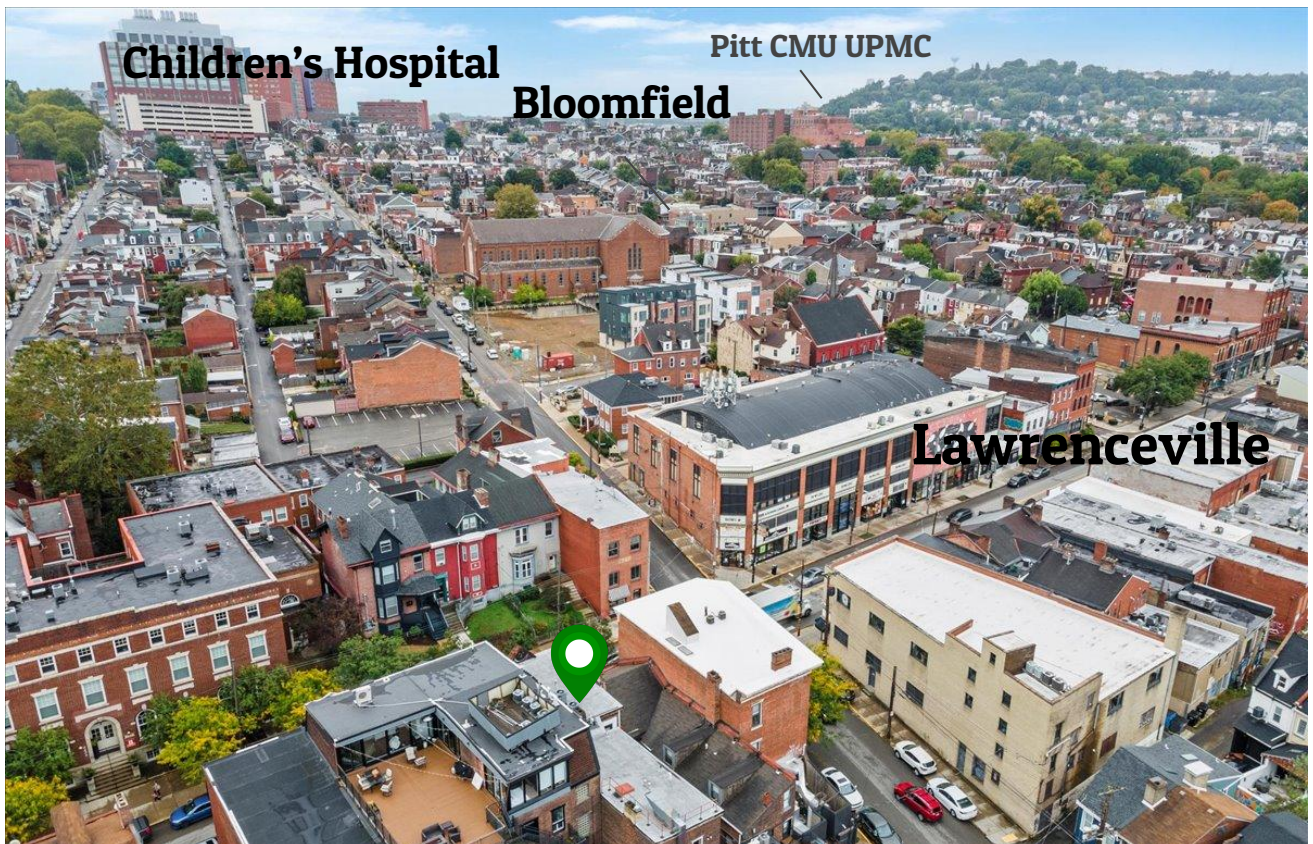
Unit 2R - 1 Bedroom, 1.5BA



Unit 3F - 1 Bedroom, 1BA



Unit 3F - 1 Bedroom, 1.5BA



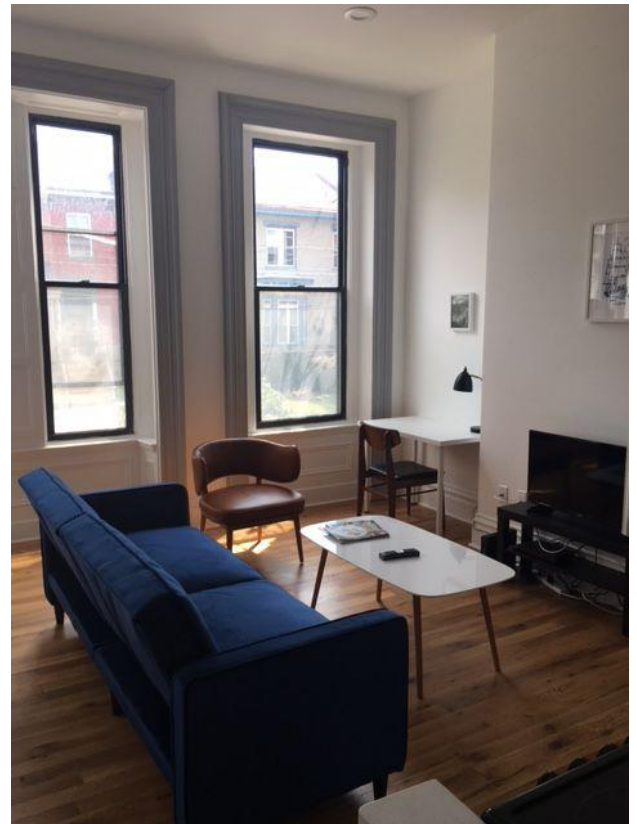
The city is at your doorstep!

Proforma Income Statement

Residential Rents	\$ 85,260
Commercial Rental Income	\$ 47,085
Commercial CAM	\$ 4,133
Parking Income	\$ 3,000
Misc. Income	\$ 400
Gross Income	\$ 139,878
RE Taxes	\$ 9,600
Insurance	\$ 2,800
R&M / Contract Services	\$ 5,000
Common Utilities	\$ 600
Operating Expenses	\$ 18,000
Net Operating Income	\$ 121,878



Lease Summary				
	Approx. SF	Monthly Rent	Lease Start	Lease End
Commercial				
Retail	1,300	\$ 3,674	9/1/2017	8/31/2027
Storage	600	\$ 250	9/1/2017	8/31/2027
CAM		\$ 344	9/1/2022	8/31/2027
Residential				
2F (Studio, 1BA)	440	\$ 1,525	5/1/2025	4/30/2026
2R (1BR, 1.5BA)	660	\$ 1,815	5/1/2025	4/30/2026
3F (1BR, 1BA)	520	\$ 1,850	8/27/2025	8/31/2026
3R (1BR, 1.5BA)	660	\$ 1,915	7/19/2025	7/31/2026
Parking #1		\$ 125	7/19/2025	7/31/2026
Parking #2		\$ 125		
Total	4,180	\$ 11,623		



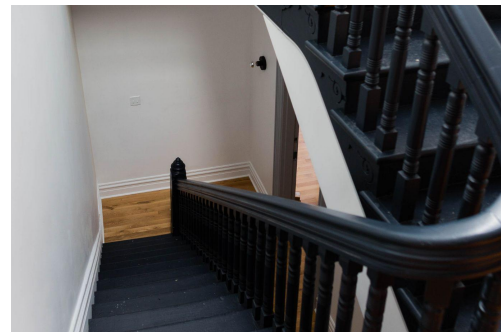
Asking: \$1,695,000

Property Economics



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