



906 Fifth Avenue  
Pittsburgh PA 15219

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**FOR SALE**

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Two-Story brick retail/professional building
- Wide open layout - Highly adaptable for a variety of uses
- Directly adjacent to PPG Paints Arena
- Zoned: Uptown Subdistrict A/UPR-A Mixed-Use Urban Core
- Lot & Block: 0002-F-00327

**Join neighbors like UPMC Vision Institute, FNB Tower, Duquesne University, and more**

**Easy access to Downtown Pittsburgh, Oakland, I-579, Liberty Bridge & I-376**

**Excellent visibility, high foot traffic, and strategic location make this a rare opportunity for retail, service, or specialty use**



## BUILDING SIZE:

**4,000 +/- Sq. Ft. Total**

## AVAILABLE SPACE:

**2,000 +/- SF 1<sup>st</sup> Floor Retail**

**2,000 +/- SF 2<sup>nd</sup> Floor Office**

## SALE PRICE:

**REDUCED: \$299,000**

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	22,491	160,485	390,743
Median HH Income	\$65,724	\$52,363	\$69,838

