



### OFFICE/WAREHOUSE

- 5,828 SF office/warehouse
- Multiple private office suites
- 1,956 SF warehouse space
- 10' drive-in door
- On-site parking and storage



### RE/MAX SELECT REALTY

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## Property Summary

Address1:	4745 Modoc Street
Address2:	Pittsburgh, PA 15201
APN:	0080-K-00226-0000-00
Building SF:	5,828
Lot Size:	10,011 SF
Parking Ratio:	3/1000 SF
Parking:	15
Price:	\$650,000
Zoning:	LNC

## Property Overview

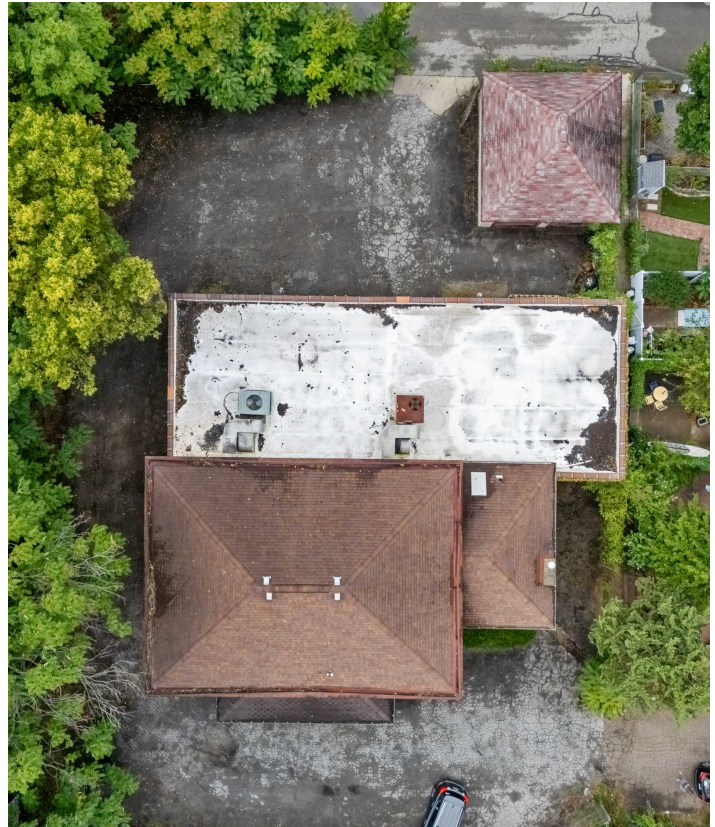
This well-maintained 5,828 SF office/warehouse building offers a versatile layout ideal for a variety of users. The property features multiple private offices and a small conference room, providing ample space for administrative functions. A 1,956 SF warehouse with 11'3" clear ceiling height and a 10' drive-in door adds flexible storage or light industrial capabilities.

Situated on a 10,011 SF lot, the property includes on-site parking and outdoor storage. The building is currently vacant, making it a prime opportunity for an owner-user or business seeking immediate occupancy.

## Location Overview

Located in Lawrenceville, one of Pittsburgh's most active and desirable neighborhoods, 4745 Modoc Street offers a convenient setting for business operations. The property sits just off Butler Street, providing quick access to local shops, restaurants, and amenities while maintaining a tucked-away position for added privacy. It is less than 10 minutes from Downtown Pittsburgh and close to major transportation routes, making it easily accessible for employees, clients, and deliveries. The surrounding area has seen significant growth and redevelopment, creating a strong base of both residential and commercial activity.



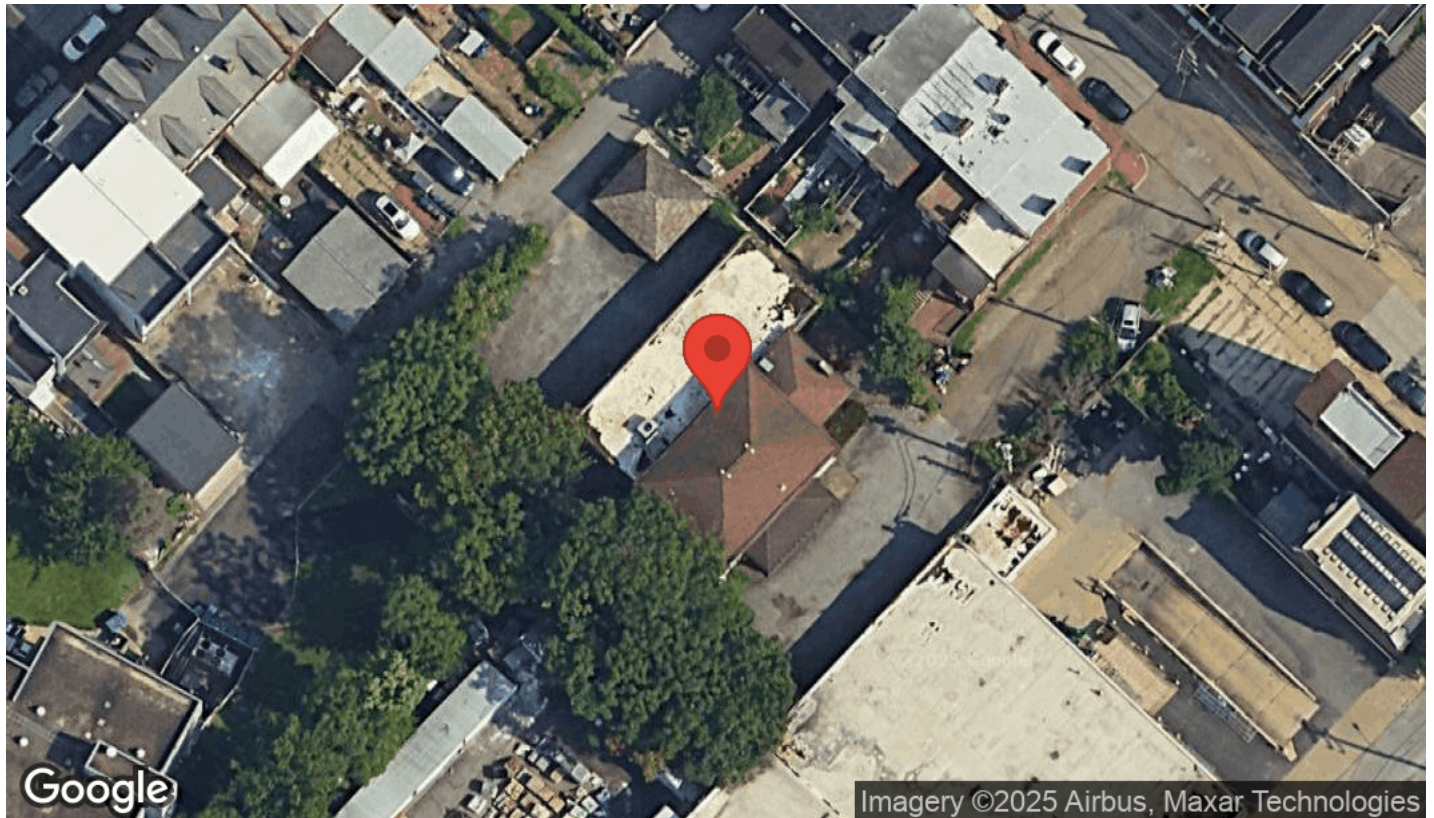




# LOCATION MAPS

**4745 MODOC**

4745 Modoc Street  
Pittsburgh, PA 15201

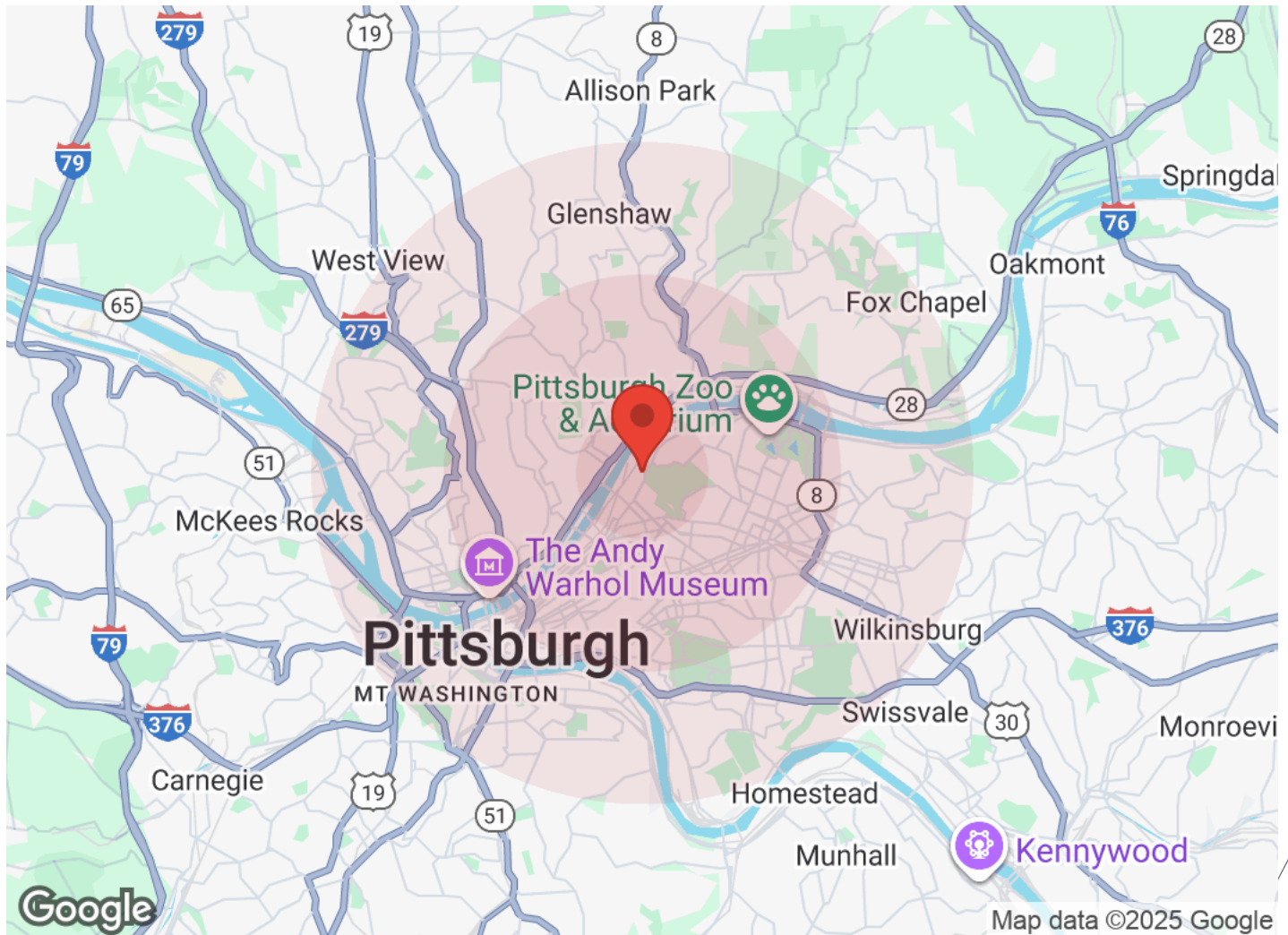


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# DEMOGRAPHICS

**4745 MODOC**

4745 Modoc Street  
Pittsburgh, PA 15201



Population	1 Mile	3 Miles	5 Miles
Male	6,517	70,758	157,599
Female	7,386	76,047	165,654
Total Population	13,903	146,805	323,253

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,802	19,451	45,805
Ages 15-24	1,366	14,123	33,511
Ages 25-54	5,737	71,040	143,771
Ages 55-64	1,923	17,317	41,192
Ages 65+	3,075	24,874	58,974

Race	1 Mile	3 Miles	5 Miles
White	12,015	102,218	228,899
Black	1,598	33,072	76,432
Am In/AK Nat	7	35	60
Hawaiian	N/A	12	12
Hispanic	68	2,225	4,121
Multi-Racial	390	5,622	11,830

Income	1 Mile	3 Miles	5 Miles
Median	\$30,615	\$34,750	\$38,267
< \$15,000	1,556	15,788	29,341
\$15,000-\$24,999	1,347	10,614	20,320
\$25,000-\$34,999	852	7,882	16,365
\$35,000-\$49,999	1,091	9,215	20,158
\$50,000-\$74,999	1,088	9,517	22,854
\$75,000-\$99,999	570	5,541	13,222
\$100,000-\$149,999	227	4,658	11,776
\$150,000-\$199,999	22	1,503	4,123
> \$200,000	12	2,394	5,757

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,367	78,403	169,466
Occupied	7,120	68,937	148,260
Owner Occupied	3,162	29,202	73,718
Renter Occupied	3,958	39,735	74,542
Vacant	1,247	9,466	21,206



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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

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