

Class A Office | For Sale | Owner/User or Investor

# 817 Main Street Pittsburgh (Sharpsburg), PA 15215

## Asking Price: \$869,000

REAL



Exterior — 817 Main Street, Sharpsburg PA

<b>5,780 SF</b>	<b>\$869,000</b>	<b>\$150.35/SF</b>	<b>Class A</b>	<b>8 Parking</b>
Building Size	Ask Price	Price/SF	Office Class	Off-Street

A rare opportunity to acquire a fully renovated Class A office building in Sharpsburg — one of the Pittsburgh metro's most accessible inner-ring neighborhoods. Located on Main Street with direct Route 28 access, 817 Main Street offers 5,780 SF across two floors with a newly installed elevator (2025), 8 dedicated off-street parking spaces (an extreme rarity in this corridor), and extensive 2023 renovations throughout. Ideal for an owner-user in medical, legal, financial, or professional services — or as a turnkey investment.

## WHY THIS IS A GREAT BUY

- **Fully renovated 2023 + new elevator 2025 — move-in ready:** Extensive top-to-bottom renovation completed 2023, with a brand new elevator installed in 2025. Updated systems and modern finishes throughout. No deferred maintenance.
- **8 off-street parking spaces — virtually impossible to find in Sharpsburg:** Sharpsburg's dense Main Street corridor has almost no dedicated off-street parking. This building's 8 spaces are a major competitive advantage for any professional tenant or owner-user.
- **Route 28 corridor — minutes from downtown Pittsburgh:** Direct access to Route 28 and the Highland Park Bridge puts this building 10–15 minutes from downtown Pittsburgh, Oakland, and the East End employment centers.
- **\$150/SF pricing in a strong office submarket:** Class A Pittsburgh suburban office trades significantly higher. At \$869,000 for a renovated, elevator-served building, this is compelling value.
- **Ideal for medical, legal, or financial users:** Floor plates, elevator access, and parking configuration are purpose-built for professional services firms seeking a permanent home.
- **Owner-user or investment flexibility:** Strong in-place demand for professional office space along the Route 28 corridor supports both owner-occupancy and investor acquisition strategies.

## PROPERTY DETAILS

DETAIL	INFORMATION
Address	817 Main Street, Pittsburgh (Sharpsburg), PA 15215
Asking Price	\$869,000
Price / SF	\$150.35/SF
Building Size	5,780 SF
Property Type	Class A Office — Executive / Professional
Investment Type	Owner/User or Investor
Year Built	1965   Fully Renovated 2023   New Elevator Installed 2025
Stories	2 Stories + New Elevator (Installed 2025)
Parking	8 Off-Street Spaces (Dedicated — Rare in Borough)
Zoning	Commercial
Lot Size	3,945 SF
APN	0167-M-00350-0000-00
Broker Co-Op	Yes
Occupancy	Immediate — 100% Available
Ideal Uses	Medical / Dental, Legal, Financial, Counseling, Education, Corporate Office

## PROPERTY PHOTOS



Exterior — 817 Main Street, Sharpsburg PA



Interior — Office Corridor & Suite Doors



Interior — Common Area & Restrooms

[PROPERTY PHOTOS — UPLOAD TO INSERT]

## DEMOGRAPHICS & MARKET

Located in Sharpsburg, PA — an established inner-ring Pittsburgh neighborhood along the Route 28 corridor with strong professional employment and excellent access to the broader Pittsburgh metro. The Highland Park Bridge provides direct connection to Oakland and Pittsburgh's East End employment centers.

METRIC	1-MILE	3-MILE	5-MILE
Total Population	8,704	68,900	195,600
Population Growth (5-yr)	+1.2%	+1.4%	+1.6%
Total Households	4,100	31,200	86,400
Median HH Income	\$67,600	\$72,300	\$74,800
Average HH Income	\$84,200	\$96,500	\$104,700
Daytime Population	7,200	52,000	148,000
White Collar Employment	62%	65%	67%
Bachelor's Degree or Higher	38%	42%	45%

**Top Employment Categories (3-Mile):** Healthcare & Social Assistance, Professional & Business Services, Educational Services, Finance & Insurance, Retail Trade.

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