



1501-1503 EAST CARSON STREET

Prime Corner Commercial & Retail Opportunity

South Side, Pittsburgh, PA

PROPERTY OVERVIEW

An iconic fixture in one of Pittsburgh's most dynamic corridors.

- **Property Type:** Commercial / Retail/Mixed-Use
- **Building Status:** Existing
- **Frontage:** 40' high-visibility corner on East Carson St.
- **Infrastructure:** Turnkey bar/restaurant build-out on main level; spaces can be combined for a single user
- **Ceiling Height:** 16' clear
- **Value-Add:** Expansive upper/rear areas ready for customization
- **Zoning:** Mix Retail Resu / Stg-Noinc Sb





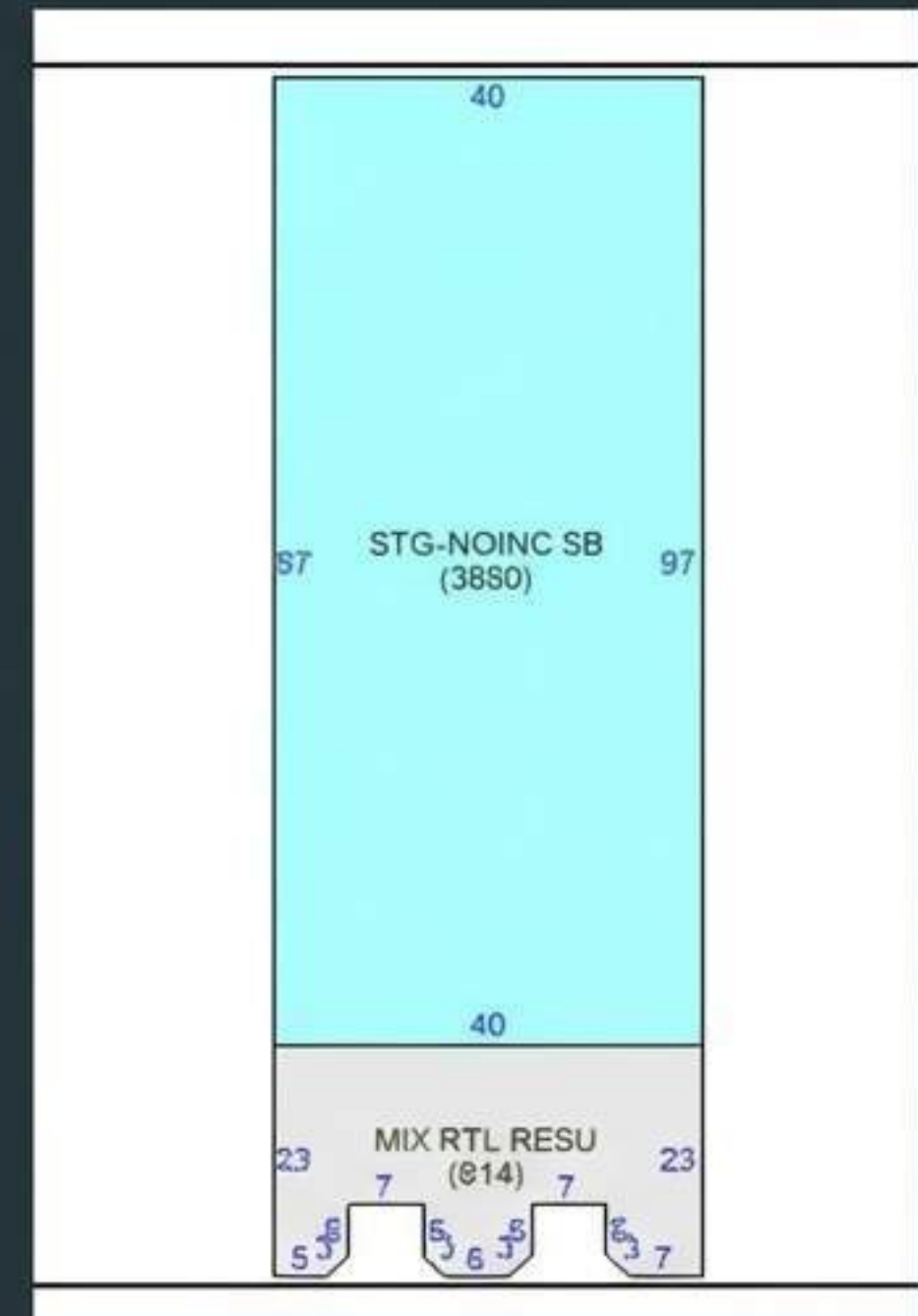
EXISTING CONDITIONS

- Extensive, beautifully maintained primary bar.
- Historic tin ceilings and custom woodwork.
- Flexible open floor plan for high-capacity seating or entertainment.
- Direct street access via dual entryways.

SPACE & FLEXIBILITY

Adaptable square footage to match your vision.

- **Front-of-House:** Bright, window-lined areas perfect for café seating or retail displays.
- **Blank Canvas:** Open upper/rear rooms ready for private events, VIP lounges, or office conversion.
- **Expansive Footprint:** 3,880 sq ft primary structure with adjacent mixed-use space.





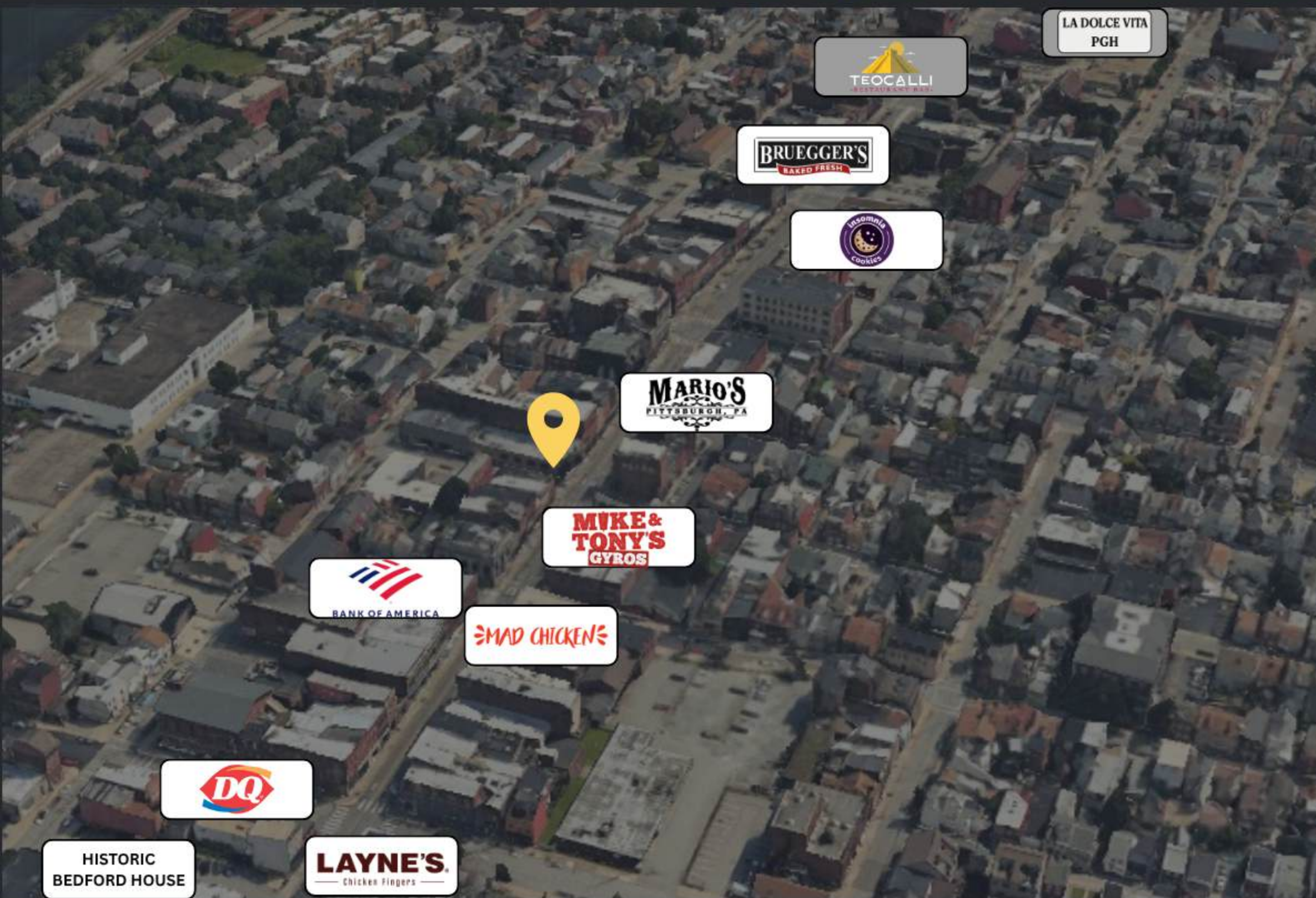
THE SOUTH SIDE ADVANTAGE

Unmatched connectivity in a high-traffic corridor.

Located on East Carson Street, a historic and bustling commercial artery. The property benefits from dense foot traffic, a vibrant nightlife and dining scene, and immediate proximity to downtown Pittsburgh, major universities, and corporate hubs.

The Center of Pittsburgh's Premier Retail Ecosystem

Positioned shoulder-to-shoulder with top-tier national franchises and beloved local institutions.



NEXT STEPS

Schedule a private tour
of 1501-03 E Carson Street.



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