

For Sale

18,957 SF Building
1.07 Acres

4701

Butler Street
Pittsburgh, PA 15201



Property Highlights

- Highly desirable 1.07-acre corner lot in Lawrenceville.
- Adaptive re-use or new construction opportunity.
- Close to shops and restaurants on Butler Street, Robotics Row, UPMC Children's Hospital, and more.



For More Information, Contact:

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NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Description

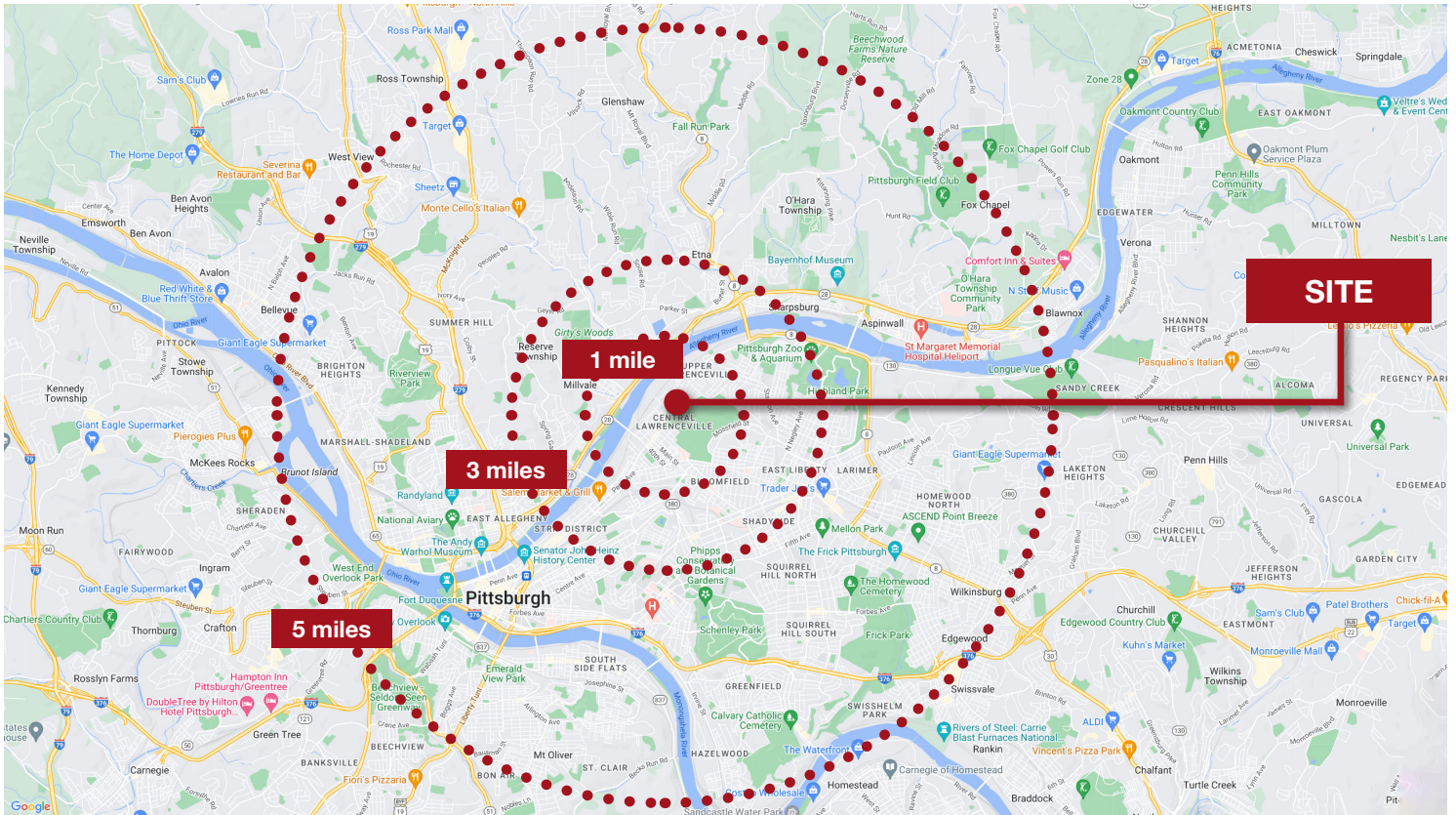
- A three-story, 18,957-sf brick elevator building with a two-level auditorium, offices, integrated parking, and a newly paved surface parking lot
- Over one contiguous acre of land (Parcel # 0080-P-00340-0000-00)
- Zoned LNC, Local Neighborhood Commercial District
- Income-producing Verizon Tower lease transfers with the property
- On bus routes 91/93 and only .5 miles to 40th St Bridge
- Walkable to shops and restaurants on Butler Street, such as La Gourmandine, The Abbey, Walter's BBQ Southern Kitchen, Lawrence Hall, and Busy Beaver (Walk Score= 90 "Walker's Paradise")
- Located 1.5 miles to the Strip District and 3 miles to David H. Lawrence Convention Center
- In Arsenal and Milliones School District
- Green views
- 125 surface parking spaces

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Category	1 mile	2 miles	5 miles
2023 Population	17,568	78,404	326,644
2023 Households	8,494	37,212	148,279
Avg Household Income	\$88,178	\$76,682	\$81,750
Daytime Employment	12,035	49,763	373,776
Businesses	1,868	6,480	28,646

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