

FOR SALE



Townhouse Development Opportunity! (Lot #3)

Pocusset St, Pittsburgh, PA 15217

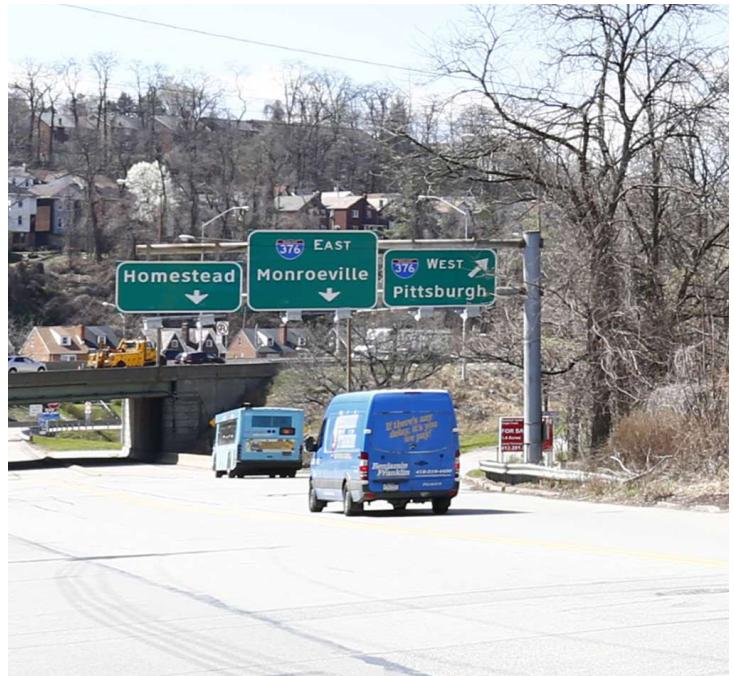


Lot #3 Description:

Prime vacant townhouse lot for sale in Squirrel Hill! Zoned for two (2) units. Convenient access to I-376 East and West, PA Turnpike, Downtown Pittsburgh & Shadyside.

Property Highlights:

- .15 Acres
- Zoned R2-L
- Block and Lot # 0087-F-215
- Numerous eateries within walking distance!



Offering Summary

Sale Price:	\$215,000
Lot Size:	0.15 Acres

PRESENTED BY:

PORTER SCOTT

O:412.391.3500 | C:412.720.8279

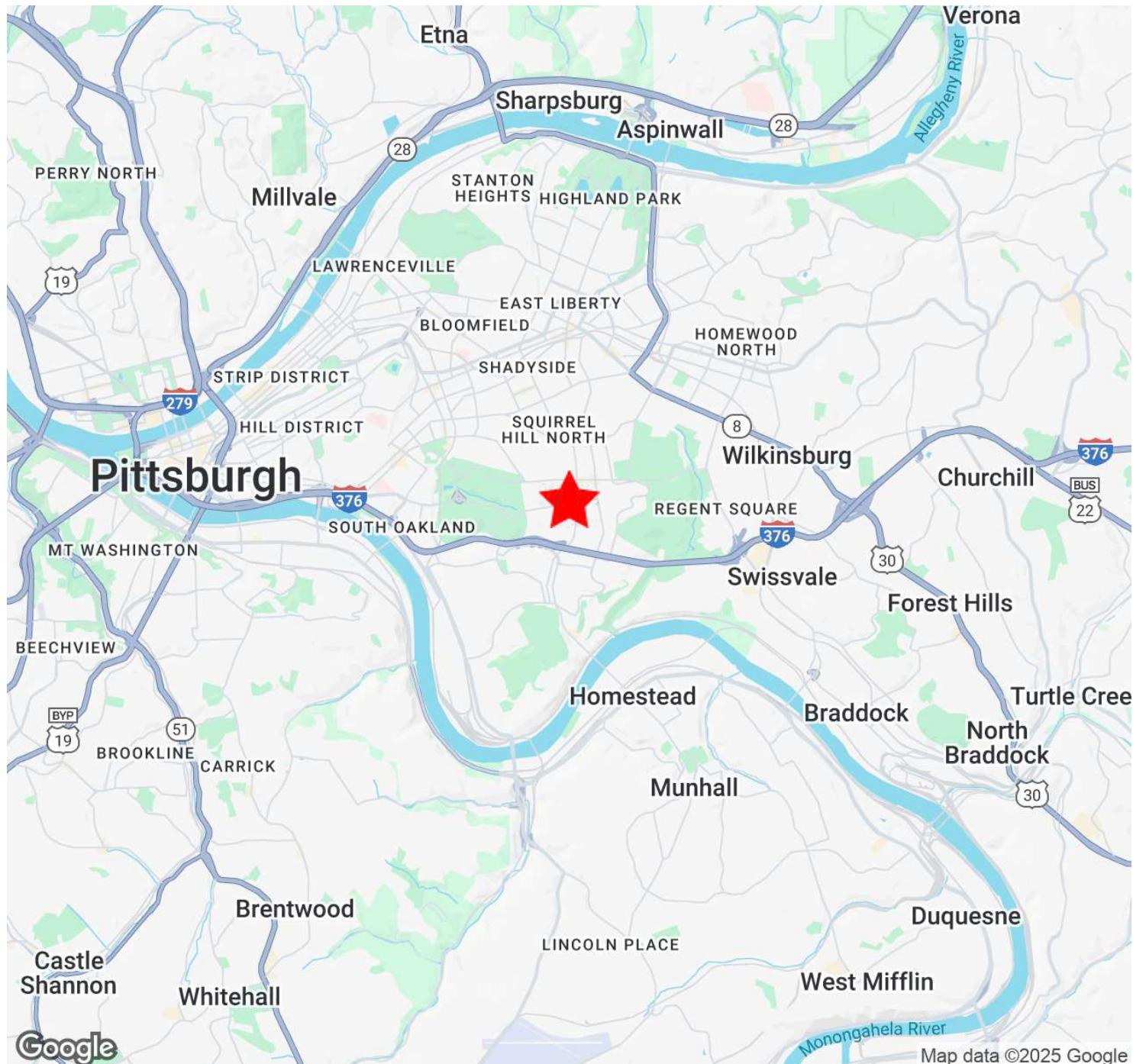
pscott@penncom.com



FOR SALE

Townhouse Development Opportunity! (Lot #3)

Pocusset St, Pittsburgh, PA 15217



Map data ©2025 Google

PRESENTED BY:

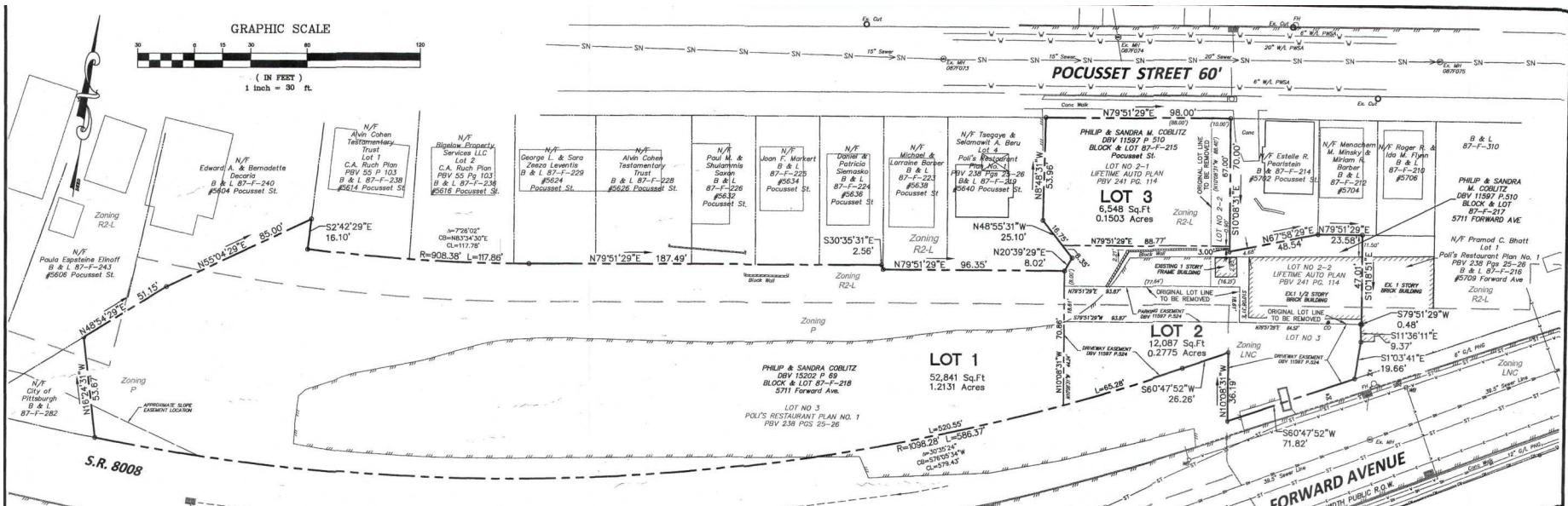
PORTER SCOTT

O:412.391.3500 | C:412.720.8279

pscott@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**



OWNER'S ADOPTION AND DEDICATION

We, Philip Coblitz and Sandra M. Coblitz (aka Sandra Coblitz), owners of the land shown on the Coblitz Plan of Lots, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to City of Pittsburgh. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS WHEREOF, to this we set our hand and seal this 21 day of August, 2021.

Attest:

Philip Coblitz

Sandra M. Coblitz (aka Sandra Coblitz)

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Philip Coblitz and Sandra M. Coblitz (aka Sandra Coblitz), and acknowledged the foregoing adoption and dedication to the act.

Witness my hand and Notarial seal this 21 day of August, 2021.

My commission expires the 21 day of October, 2023.

Notary Public

CERTIFICATION OF TITLE

We hereby certify that the title to the property contained in the Coblitz Plan of Lots is in the name of Philip Coblitz and Sandra M. Coblitz and is recorded in Deed Book Volume 1597, Page 510. We further certify that there are no mortgages, liens, or other encumbrance against these properties.

Philip Coblitz

Sandra M. Coblitz

We hereby certify that the title to the property contained in the Coblitz Plan of Lots is in the name of Philip Coblitz and Sandra Coblitz and is recorded in Deed Book Volume 1597, Page 510. We further certify that there are no mortgages, liens, or other encumbrance against these properties.

Philip Coblitz

Sandra Coblitz

We, the undersigned, hereby certify that we understand the following:

1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

Philip Coblitz

Sandra M. Coblitz (aka Sandra Coblitz)

AREA CHART - EXISTING PROPERTY		AREA CHART - PROPOSED PROPERTY		PROPERTY TITLE:	
Block & Lot 87-F-215 (Lot 2-1)	7,515 Sq. Ft. or 0.1725 Acres	Lot 1	52,841 Sq. Ft. or 1.2131 Acres	1. Block & Lot 87-F-00215	DBV 15202 p. 69 BLOCK & LOT 87-F-215 5711 Forward Ave
Block & Lot 87-F-217 (Lot 2-2)	3,875 Sq. Ft. or 0.0890 Acres	Lot 2	12,087 Sq. Ft. or 0.2775 Acres	2. Block & Lot 87-F-00217	DBV 11597 p. 510 Philip & Sandra M. Coblitz 5711 Forward Avenue, Pittsburgh, PA 15217
Block & Lot 87-F-218 (Lot 3)	60,086 Sq. Ft. or 1.3794 Acres	Lot 3	6,548 Sq. Ft. or 0.1503 Acres	3. Block & Lot 87-F-00218	DBV 15202 p. 69 Philip & Sandra Coblitz 5711 Forward Avenue, Pittsburgh, PA 15217
Total:	71,476 Sq.Ft. or 1.6409 Acres	Total:	71,476 Sq.Ft. or 1.6409 Acres		
				ZONING = R2-L: TWO UNIT RESIDENTIAL (LOW DENSITY)	
				MINIMUM LOT SIZE	= 5,000 SQ.FT.
				MINIMUM LOT SIZE PER UNIT	= 2,000 SQ.FT.
				MINIMUM FRONT SETBACK	= 30 FEET
				MINIMUM SIDEYARD SETBACK	= 30 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = LNC: LOCAL NEIGHBORHOOD COMMERCIAL	
				MINIMUM LOT SIZE	= 0 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 2:1
				MAXIMUM LOT COVERAGE	= 100%
				MINIMUM FRONT SETBACK	= NONE REQ'D.
				MINIMUM REAR SETBACK	= 20 FEET when not adjacent to a way
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 0 FEET when adjacent to a way
				MINIMUM INTERIOR SIDEYARD SETBACK	= NONE REQ'D.
				MAXIMUM HEIGHT	= 45 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET
				MAXIMUM HEIGHT	= 40 FEET (NOT TO EXCEED 3 STORIES)
				ZONING = P: PARKS	
				MINIMUM LOT SIZE	= 3,200 SQ.FT.
				MAXIMUM FLOOR AREA RATIO	= 1:1
				MAXIMUM FRONT SETBACK	= 30 FEET
				MINIMUM REAR SETBACK	= 20 FEET
				MINIMUM EXTERIOR SIDEYARD SETBACK	= 30 FEET
				MINIMUM INTERIOR SIDEYARD SETBACK	= 5 FEET