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RE/MAX SELECT REALTY

5807 Penn Ave

Pittsburgh, PA 15206-3816

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SELECTHOMEFINDER.COM

FOR SALE | HOSPITALITY OFFERING

HIPWELL FLASHLIGHT FACTORY

831 W NORTH AVE, PITTSBURGH, PA 15233



PRESENTED BY:

ANTHONY DASTA

Senior Advisor

412.716.3893

adasta@remax.net

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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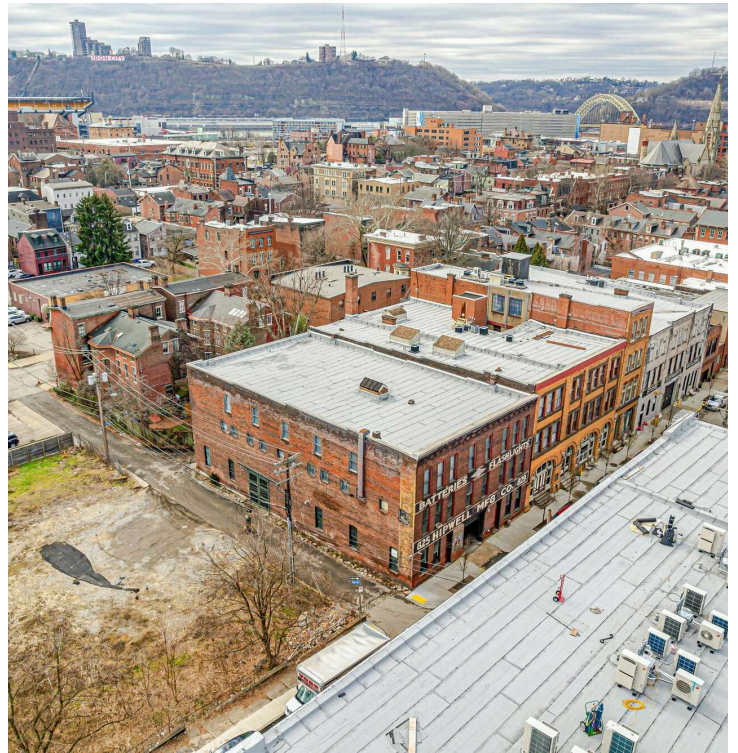
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



Sale Price	\$1,900,000
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OFFERING SUMMARY

Building Size:	32,000 SF
Lot Size:	20,369 SF
Price / SF:	\$59.38
Year Built:	1850
Zoning:	C
Market:	Pittsburgh North Side

PROPERTY HIGHLIGHTS

- Development Opportunity
- 40-Key Boutique Hotel
- First Floor Restaurant
- Event Space
- Entertainment District
- Walkable to Stadiums and Casino
- Architectural Drawings
- Greenlit by Boutique Hotels
- Several Cultural Attractions
- Various Bars and Restaurants
- Adjacent Parking Lot Included

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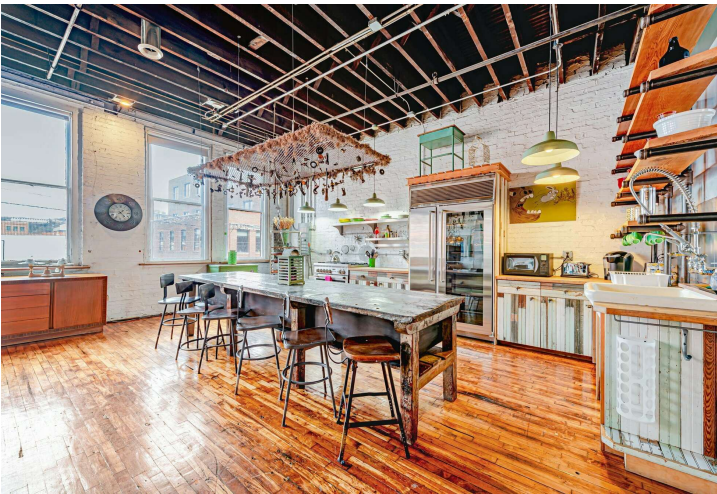
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PROPERTY DESCRIPTION



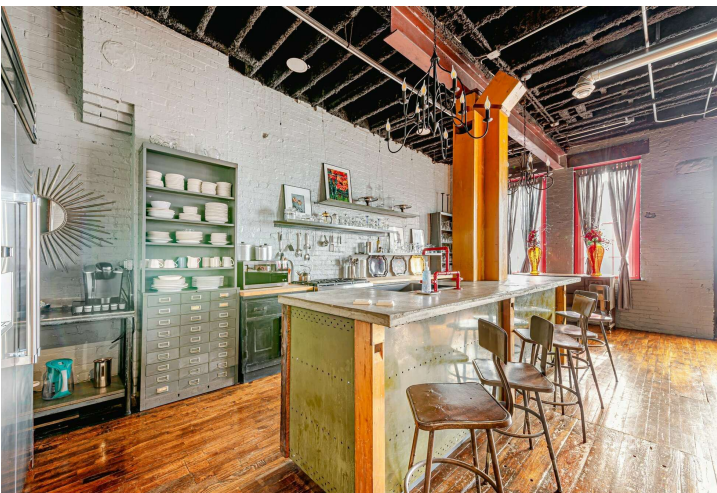
PROPERTY DESCRIPTION

Situated at 831 W North Ave in Pittsburgh, Pennsylvania, this location embodies the historical charm of the North Side neighborhood. Nestled within the bustling heart of a renowned entertainment district, this 32,000 SF warehouse stands as a testament to architectural resilience and historical significance. Constructed in 1850, its walls narrate stories of a bygone era, featuring exquisite exposed beams, enchanting brick walls, and a spacious open hall that beckons grand events and gatherings. This property, while currently embodying the charm of yesteryears, presents a unique canvas for transformation into a bespoke 40-key boutique hotel. Envisioned to harmonize its historical essence with contemporary luxury, this space offers an unparalleled opportunity to craft an exclusive retreat that caters to the sophisticated palette of modern travelers. The potential for a first-floor restaurant adds another layer of allure, promising a culinary haven that complements the boutique hotel experience. An additional park lot across the street adds a much needed amenity for clients. This property is not merely a building; it's a legacy awaiting a visionary touch, poised to become a cornerstone of hospitality and elegance in the heart of the city.



LOCATION DESCRIPTION

Perched in the lively nexus of the city's entertainment district, this property offers immediate access to an eclectic mix of cultural landmarks, sports arenas, art galleries, and gastronomic delights. A stone's throw away from Acrisure Stadium, The National Aviary, PNC Park, and the Mattress Factory, it stands as a gateway to experiences that resonate with both the spirited sports fan and the refined art aficionado. The neighborhood's vibrant tapestry is further enriched by an abundant selection of bars and restaurants, each offering a unique taste of the city's diverse culinary landscape. This area is not just a location; it's a destination in itself, pulsating with life and offering endless opportunities for engagement, entertainment, and exploration. The convenience of being at the heart of such dynamism makes this property an ideal candidate for a boutique hotel, promising guests not just a place to stay, but a vibrant journey into the essence of the city's rich culture and spirited community life.



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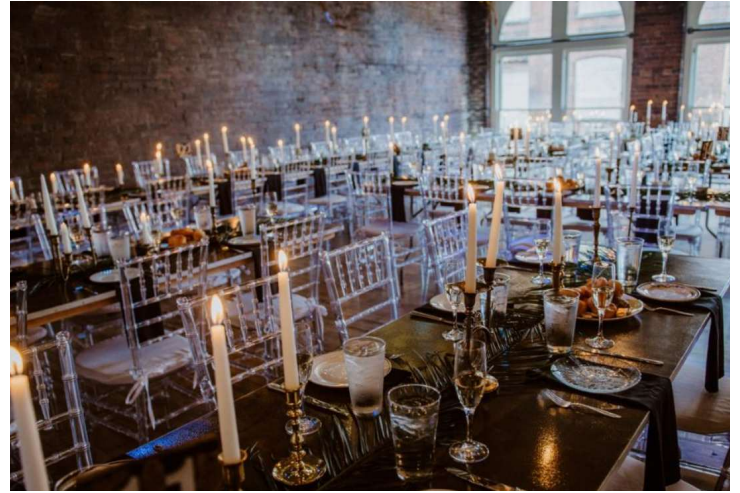
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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

Building Name	Hipwell Flashlight Factory
Street Address	831 W North Ave
City, State, Zip	Pittsburgh, PA 15233
County	Allegheny
Market	Pittsburgh North Side
Cross-Streets	Brighton Road, North Ave
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium



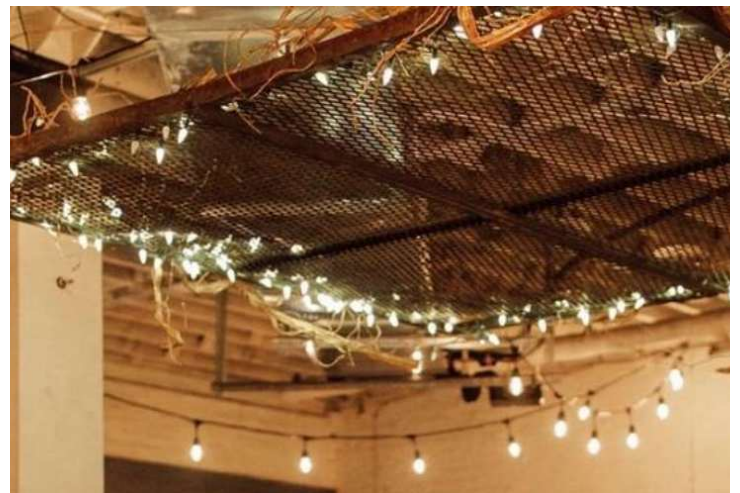
BUILDING INFORMATION

Tenancy	Single
Number of Floors	3
Average Floor Size	10,600 SF
Year Built	1850



HIGHLIGHTS

- Development Opportunity
- 40-Key Boutique Hotel
- First Floor Restaurant
- Event Space
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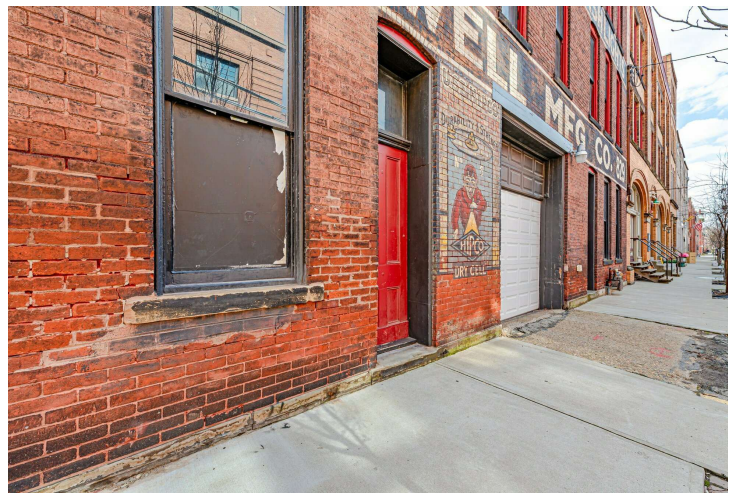
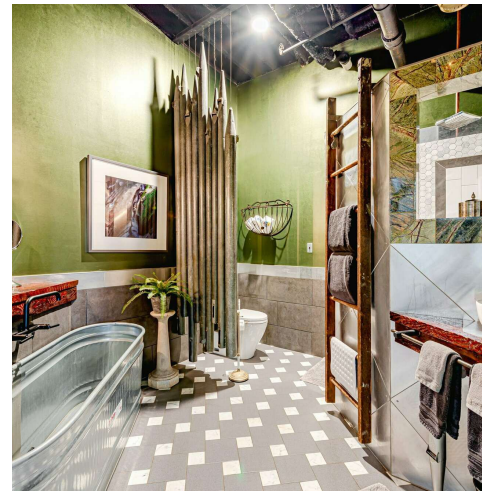
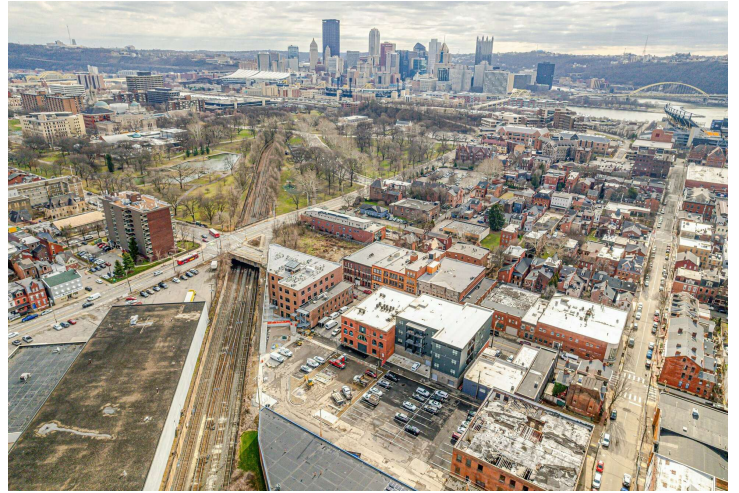
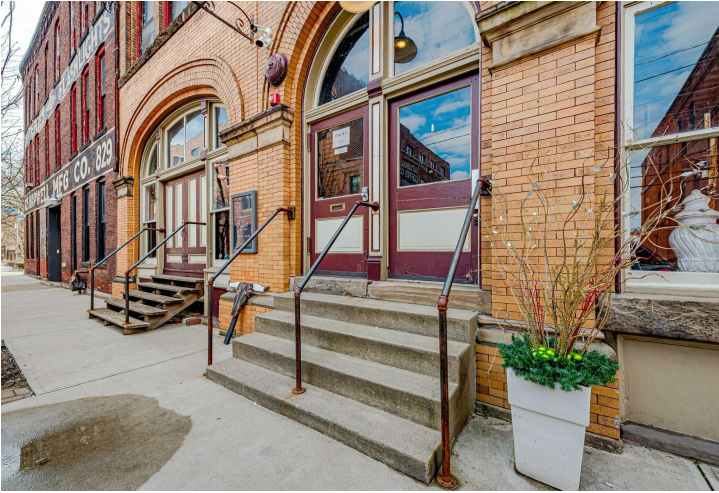


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ADDITIONAL PHOTOS



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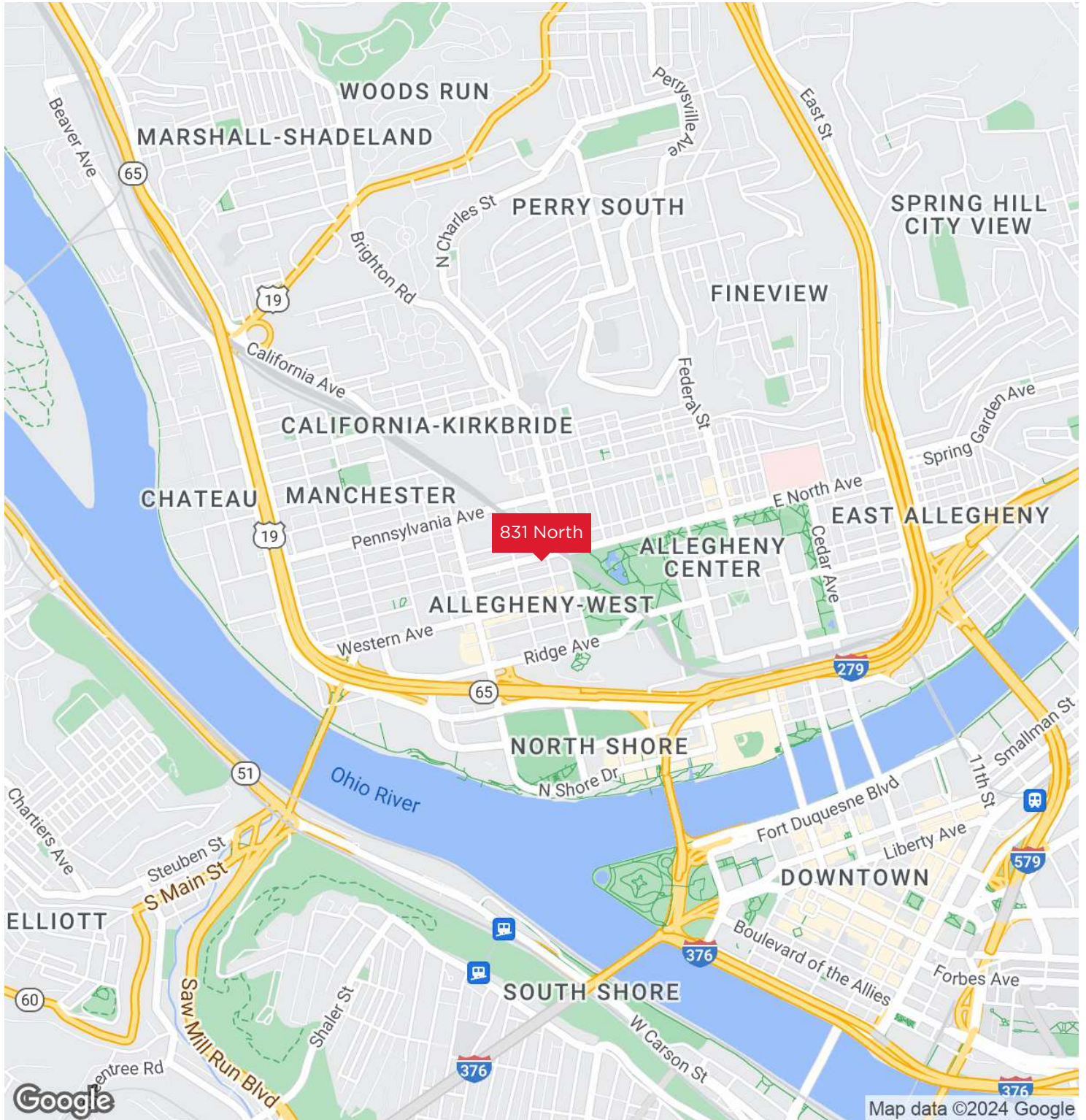
LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

AERIAL MAP

REGIONAL MAP



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AERIAL MAP



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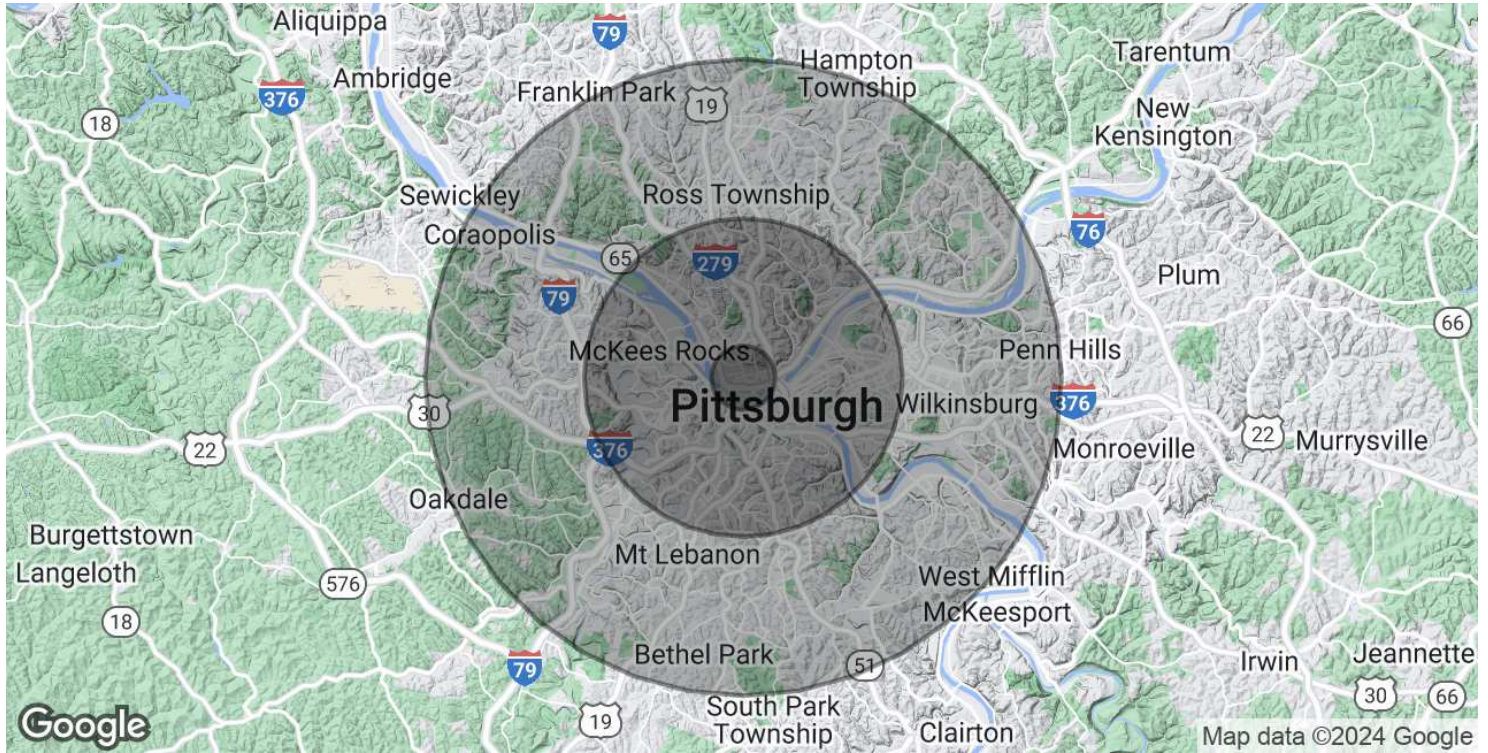
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,956	354,606	834,589
Average Age	37.5	37.1	41.1
Average Age (Male)	36.1	35.6	39.3
Average Age (Female)	38.1	38.7	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,243	186,582	422,708
# of Persons per HH	1.5	1.9	2.0
Average HH Income	\$58,869	\$64,643	\$76,360
Average House Value	\$181,627	\$164,921	\$184,768

2020 American Community Survey (ACS)

HOSPITALITY OFFERING
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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



ANTHONY DASTA

Senior Advisor

adasta@remax.net

Direct: **412.716.3893** | Cell: **412.716.3893**

PROFESSIONAL BACKGROUND

Anthony Dasta is undoubtedly a standout figure in the realm of commercial real estate. With a wealth of experience under his belt, he brings a multifaceted skill set to the table, allowing him to excel in his role as a Commercial Real Estate Advisor.

One of Anthony's key strengths lies in his astute ability to identify opportunities within the market. His keen eye for spotting trends and potential investments sets him apart, providing his clients with a competitive edge in the industry. Moreover, his deep understanding of the local real estate landscape further enhances his capability to deliver valuable insights and guidance to his clients, enabling them to make informed decisions.

Anthony's prowess extends beyond mere observation; his negotiation skills are a force to be reckoned with. His adeptness in securing favorable terms for his clients, whether in lease agreements, purchase contracts, or other critical documents, speaks volumes about his proficiency in navigating complex negotiations.

However, Anthony's value proposition doesn't stop there. His dedication to exemplary customer service sets him apart as a trusted advisor. By taking the time to truly understand his clients' needs and preferences, he establishes a strong rapport and fosters a collaborative partnership throughout the entire process. His responsiveness, accessibility, and willingness to go the extra mile underscore his commitment to ensuring client satisfaction.

In sum, Anthony Dasta's comprehensive skill set, encompassing market acumen, negotiation prowess, and a client-centric approach, positions him as an invaluable asset to anyone seeking guidance in the commercial real estate arena. His track record of delivering results and fostering lasting relationships underscores his status as a top choice for clients seeking a trusted advisor in the industry.

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