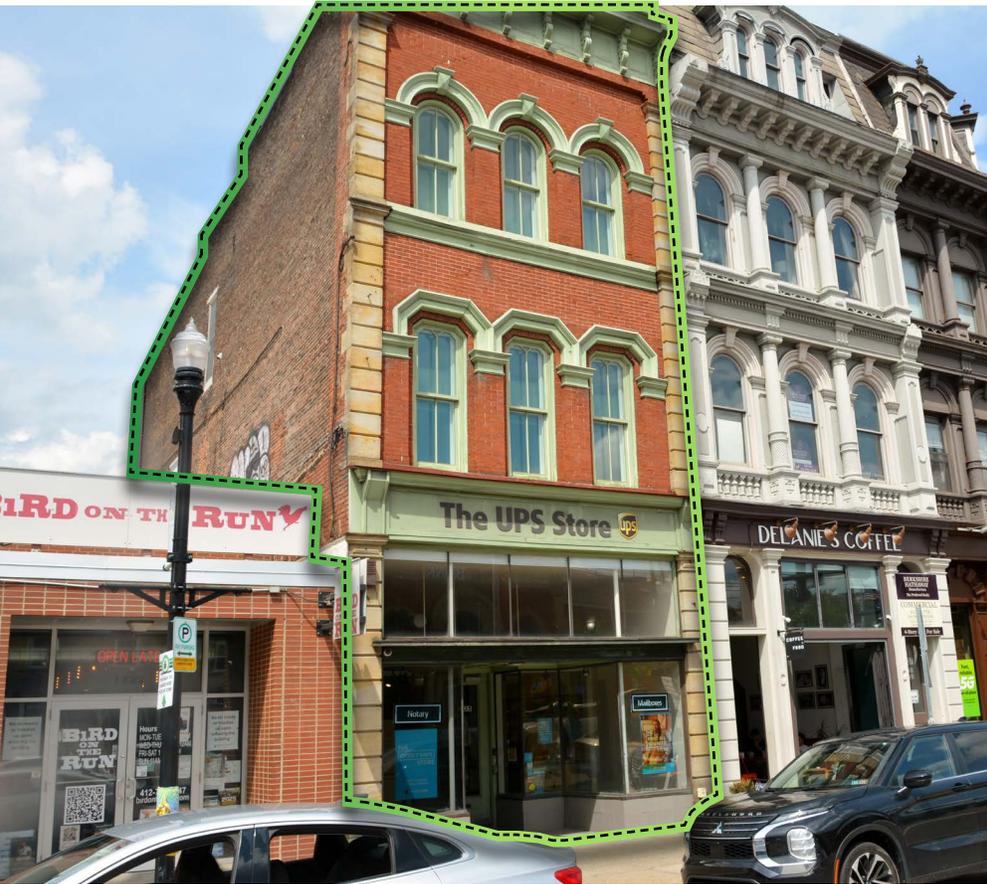


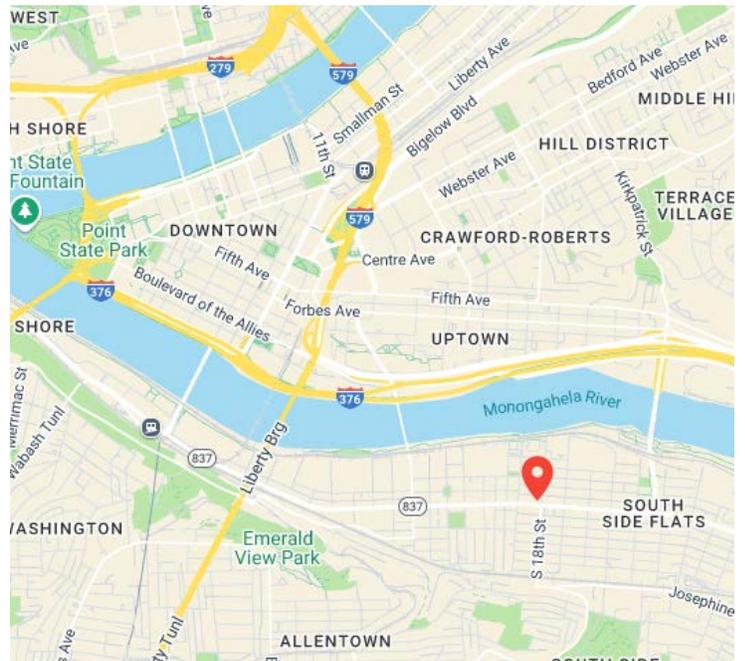
# RETAIL/RESIDENTIAL INVESTMENT OFFERING

1735 EAST CARSON ST., SOUTH SIDE, PITTSBURGH, PA 15203



## PROPERTY HIGHLIGHTS

- **6,000 SF Building For Sale**  
**Retail / Residential**
- **Three stories:**  
First floor retail with tenant in place &  
Second & third floor residential unit
- Capital improvements completed include over \$1,000,000 rebuild & \$30,000 in HVAC
- Abundant public parking with paid lot in rear
- Excellent location on East Carson Street
- Asking Price: \$1,150,000



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CONTACT:  
**BRENDAN MCMNUS**  
bmcmnus@hannacre.com  
412 261 2200

CONTACT:  
**ANTHONY COST**  
acost@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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## BUILDING DETAILS

<b>Property Address</b>	1735 East Carson Street, Pittsburgh, PA 15203 South Side, 17th Ward
<b>Lot Size</b>	.06 acres
<b>Building SF</b>	6,000 SF
<b>Floors</b>	Three
<b>SF/Floor</b>	2,000 SF
<b>Description</b>	1st Floor - Retail 2nd & 3rd Floor - Single Residential Unit (2 BR/2 BATH)
<b>Renovations</b>	<ul style="list-style-type: none"><li>•An entire gut and rebuild was performed in 2013 including all new floors and floor joists at a cost of over \$1,000,000</li><li>•Over \$30,000 in HVAC upgrades since</li></ul>
<b>Tenants</b>	UPS
<b>Parking</b>	Carport in rear of building
<b>Zoned</b>	LNC - Local Neighborhood Commercial

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