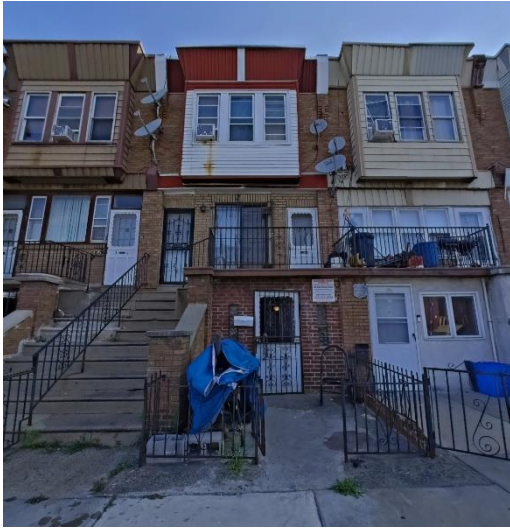


FOR SALE

2713 W ALLEGHENY AVE | ALLEGHENY WEST

LIST PRICE: \$200,000



Features:

- **Property Type:** Triplex with CMX1 zoning (residential + commercial use)
- **Unit Breakdown:**
 - 1st Floor – Vacant commercial space
 - 2nd & 3rd Floor – Each a 2 Bed / 1 Bath apartment (tenants not paying rent)
- **Utilities:** Separate for each unit; electric throughout with gas heat & hot water
- **Basement:** Full basement for storage or future use
- **Income Potential:** Live in one unit, rent others, or operate a business on the 1st floor
- **Location:** Rapidly developing Allegheny West (close to transit, major routes, and amenities)
- **Condition:** Solid structure, value-add opportunity with updates
- **Opportunity:** Dual income streams + long-term neighborhood growth

Details:

- Building Characteristics: 2,256 Sq Ft
- Lot Characteristics: 1,260 Sq Ft
- Lot Dimension: 16.00 x 80.00
- Zoning: CMX-1
- Annual Tax: \$3,300
- View Listing [Here](#)
- View 3D Tour [Here](#)

Presented by MARIA QUATTRONE



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