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Cross Property 360 Property View

1737 E Carson St, Pittsburgh, Pennsylvania 15203

Listing

Commercial-Industrial-Business

1737 E Carson St



MLS #: **1657106** Status: **Active** List Price: **\$899,000**
 Address: **1737 E Carson St** County: **Allegheny-South**
 Area: **South Side** Zip Code: **15203**
 Postal/Mailing City: **Pittsburgh** State: **Pennsylvania**
 Lease Price: _____ Lease Per: _____
 Directions: **E Carson St between 17th and 18th St on river side 2 doors from 18th at corner.**
 Map#/Block#/Lot#/Info: **0012-E-00318-0001-00**
 Lot: **20.24x70.54** Acres: **0.03**
 Lot Desc: _____ CIB Type: **For Sale**
 Zoning: **Comm**
 For Sale: **Building**
 For Lease: **Other**
 Business Name: _____
 Business Description: **Coffee Shop/Cafe**
 Recent: **06/07/2024 : NEW**



General Information

Office SqFt: 1,496	Railroad: _____	GAI: \$57,600	Utilities: \$6,468
Warehouse SqFt: _____	Freight Elev: _____	GOI: \$57,600	Maintenance: _____
Road Frontage: 20.24	Sprinkler Sys: No	Vacancy %: _____	Other Expenses: _____
Ceiling Height: 16/1st	Dock: No	Taxes: \$5,187	NOI: \$45,432
Are the Listing Images Digitally Altered/Staged?: No			Insurance: \$6,313

Remarks

A great opportunity for one of the most distinctive architecturally and historically significant buildings in South Side. This 4 story building is approx. 1873 "Second Empire" Victorian style with approximately 4896 sq ft on the 4 floors. The coffee shop/cafe occupies the 1st flr and mezzanine/loft space. The 2nd floor has 2 spaces zoned for offices but could be residential w/City of Pgh approval with 12 foot ceilings, separate elect heating. Hardwood and bamboo floors in the 3rd flr apt w/soaring 12 ft ceilings bring charm galore. the 4th floor has many possibilities w/rooftop access to possibly combine with 3rd floor apartment for huge suite, previous plans for rooftop decks and outside living areas/gardens with incredible panoramic views from Downtown to East End to SS Slopes and Mt Washington/West End. Many electrical updates, windows, HVAC with high efficiency 90+ furnace/AC 2019, tankless HWH for the building. Owner pays water and sewage for building.

Agent Remarks

3rd floor apartment occupied w/lease renewed thru 12/31/2024. 1st floor tenant lease renewed thru 12/31/2028. Showings will be handled directly. NO SHOWING TIME.

Features

Type Property: Apartment, Office, Other, Retail	Year Built: 1873
Form of Access: State	Construction: Brick
Parking: /On st	Insulation: No
Traffic Count: 17,000	Utilities Avail: Electricity, Gas, Sewer, Water
Show: Other	

Office Information

Value: Market Value - \$222500	Tenant Occ: Yes	Taxes: \$5,187
ICD: No	ENT: _____	Foreclosure: No
BAC: 2	TLC: 2	Short Sale: No
SAC: 0		
Owner: Holly Simpson&William Petruc	Tour Date: _____	
Contact: Bob Dini	Phone: 412-855-2058	Cell Phone: 412-855-2058
Agent: Bob Dini	Phone: _____	
Email: bobdini@TPRSOLD.com	Tour URL: _____	
Agent State License #: RS177165L	Broker State License #: RB043060C	
List Office: 15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone: 412-833-7700 ext.209	
List Date: 06/06/2024	Expire Date: 06/05/2025	Pending Date: _____
Tour URL: _____		
Video Tour URL: _____		