



Bob Dini, Sales Director, Mt Lebanon Regional
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Cross Property 360 Property View

1737 E Carson St, Pittsburgh, Pennsylvania 15203

Listing

Multi-Unit



1737 E Carson St

MLS #: **1657109** Status: **Active** List Price: **\$899,000**
 Address: **1737 E Carson St** Unit:
 Area: **South Side** Zip Code: **15203**
 Postal City: **Pittsburgh** State: **PA** County: **Allegheny-South**
 Directions: **E Carson St between 17th and 18th St 2 doors from 18th on river side.**
 Public Open House Date:
 Public Open House Time:
 Public Open House Info:
 Map#/Block#/Lot#/Info: **0012-E-00318-0001-00**
 Lot: **20.24x70.54** Acres: **0.03**
 Lot Desc:
 Zone: **Co/Re**
 School District: **Pittsburgh**
 School Trans: **Yes** Public Trans: **Yes**
 Recent: **06/07/2024 : NEW**



General Information

GAI:	\$57,600	Maintenance:		Total Units:		Baths	
Vacancy:		Other Exp:		#	Beds	Full	Part
GOI:	\$57,600	NOI:	\$39,632	1	0	1	
Insurance:	\$6,313	Cash Required:		2	1	1	Rent
Utility Exp:	\$6,468			3	1		\$3500+GE
Are the Listing Images Digitally Altered/Staged?:	No			4	1		\$1300+EI
				5	1		\$4 vac
							\$2 rear
							\$2front

Remarks

A great opportunity for one of the South Sides most distinctive, architecturally and historically significant buildings in South Side. This 4 story building is approximately 4896 sq ft on the 4 floors. The coffee shop/cafe occupies the 1st flr and mezzanine 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, 3rd flr apt w/soaring ceilings,, separate electric, hardwood and bamboo floors, fully remodeled bath, stackable laundry, charm galore. 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.

Features

Type Property:	Other	Year Built:	1873
Basement:	Yes, , Full	Construction:	Brick
Parking:	0/On-Street Parking	Insulation:	No
Show:	Appointment With Listor	Roof:	Asphalt
Utilities Avail:	Electricity, Gas, Sewer, Water		

Office Information

Value:	Market Value - \$222500	Tenant Occ:	Yes	Foreclosure:	No
ICD:	No	Entered:		Short Sale:	No
BAC:	2	TLC:	2	Taxes:	\$5,187
SAC:	0				
Owner:	Holly Simpson/William Petruc	Tour Date:			
Contact:	Bob Dini	Phone:	412-855-2058	Cell Phone:	412-855-2058
Agent:	Robert Dini	Phone:			
Email:	bobdini@TPRSOLD.com				
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:					

Monday, June 10, 2024

11:45 AM

Requested By: Robert Dini