

MIXED USE FOR SALE

320 ATWOOD ST

320 ATWOOD STREET, PITTSBURGH, PA 15213



FOR SALE

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

PRESENTED BY:

BILL FORDE

Commercial Property Specialist

O: (412) 854-4000

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bforde@kwcommercial.com

RS 332282, PA

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EXECUTIVE SUMMARY

320 ATWOOD STREET



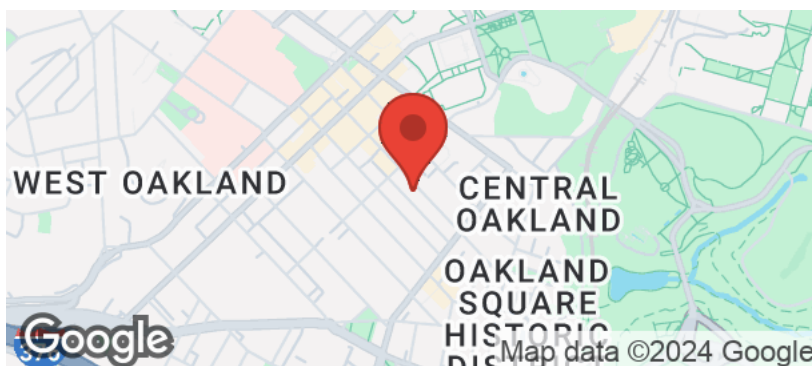
OFFERING SUMMARY

PRICE:	\$649,000
BUILDING SF:	3350
PRICE / SF:	\$193
OCCUPANCY:	Fully occupied
NOI:	\$47,637
CAP RATE:	7.25%
ZONING:	Retail/Apts. over
PRO FORMA NOI	\$53,237
LOT SPACE	2200 SF

PROPERTY OVERVIEW

KW Commercial is pleased to offer for sale this mixed use property in the Oakland neighborhood. A great location close to hospitals, universities and within comfortable walking distant to many restaurants and shoppes. The property has 2 buildings. The first houses a restaurant and 2 occupied apartments. The second has a garage with a rented upstairs apartment. This is a great opportunity to purchase a fully rented property with strong cash flow. Oakland is a very desirable area for both investors and renters.

For more information or to schedule a tour please call today.



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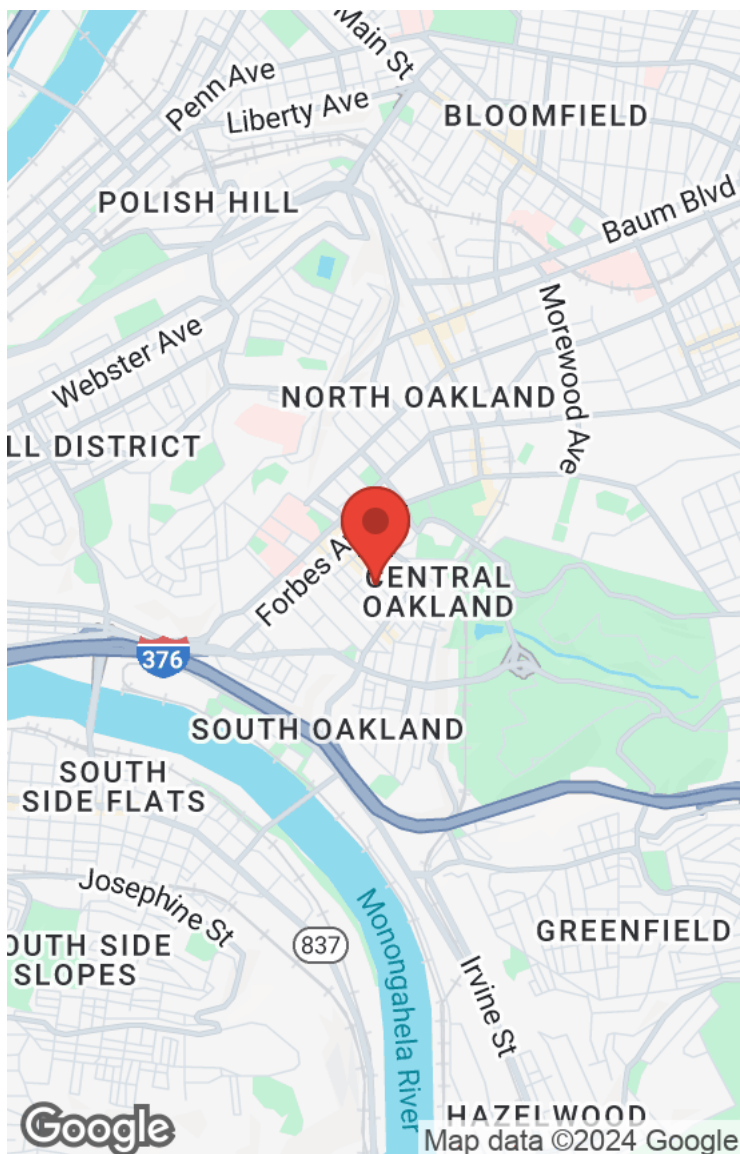
LOCATION & HIGHLIGHTS

320 ATWOOD STREET



LOCATION INFORMATION

Street Address: 320 Atwood St
City, State, Zip: Pittsburgh PA 15213
County: Allegheny
Market: Pittsburgh
Cross Streets: Bates St & Louisa St



LOCATION OVERVIEW & HIGHLIGHTS

Located in Oakland, PA. This property is conveniently located near Pitt, CMU, Hospitals, Shadyside, Squirrel Hill and Downtown Pittsburgh. The property has frontage on both Atwood St and York Way. A great walking location amidst the hustle and bustle of the city

- Fully rented property
- Very little for sale competition in the vicinity
- Long term tenants
- Strong Cash Flow
- Potential for revenue increases
- Strong rental demand from both students and nearby employees
- Garage is available to lease
- Restaurant has been at this location for 10 years.

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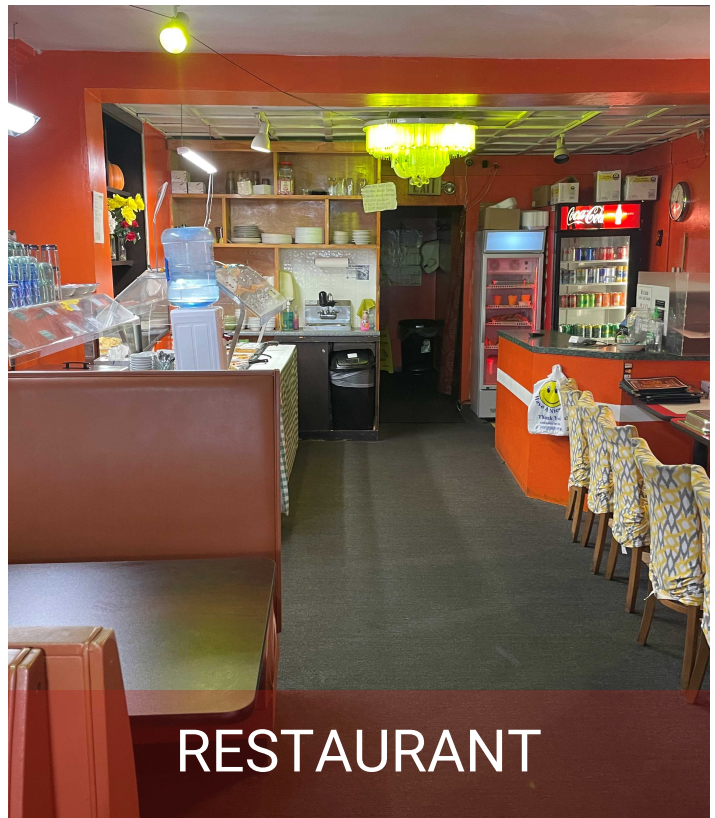


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PROPERTY PHOTOS

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APARTMENT

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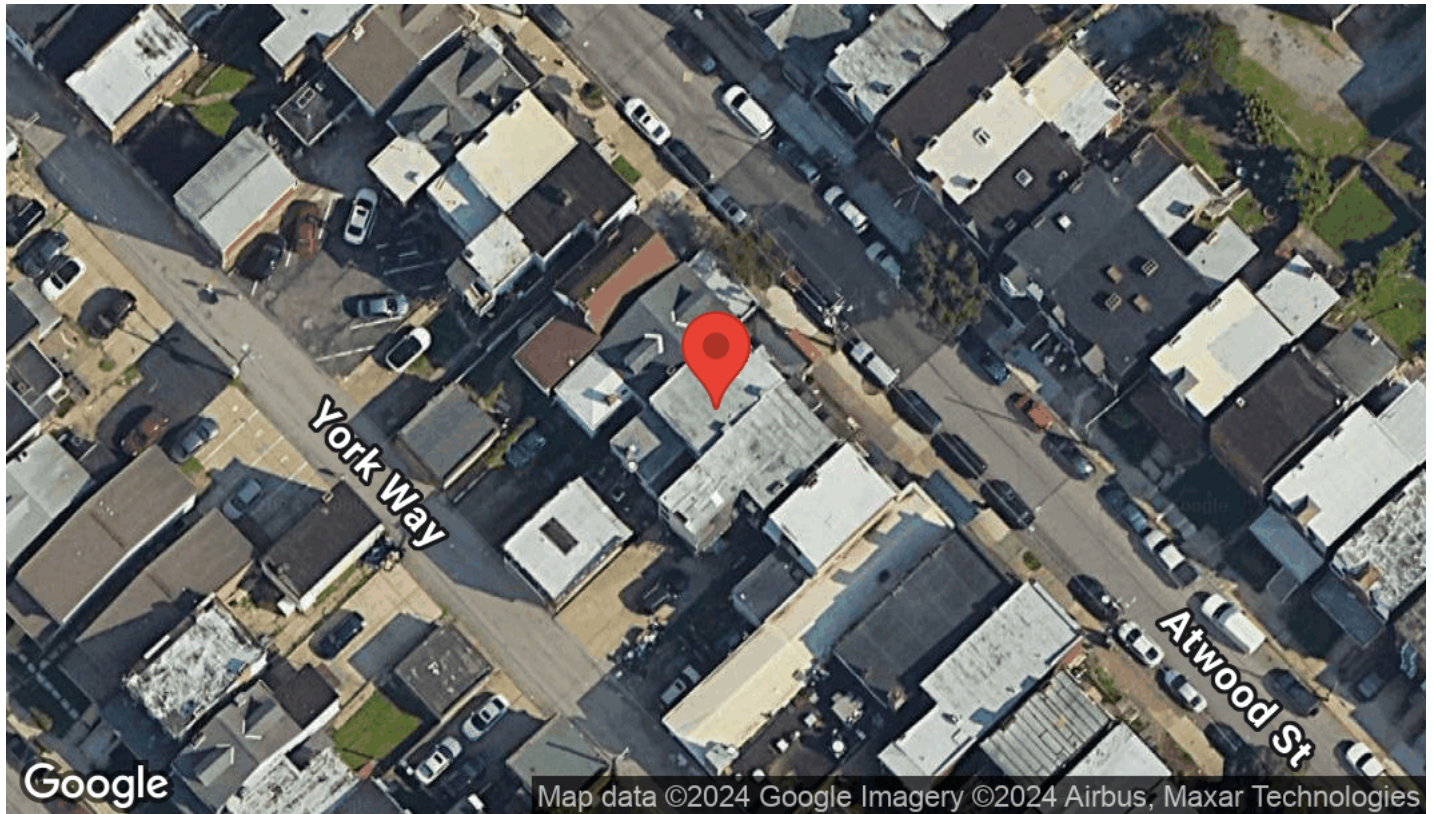


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LOCATION MAPS

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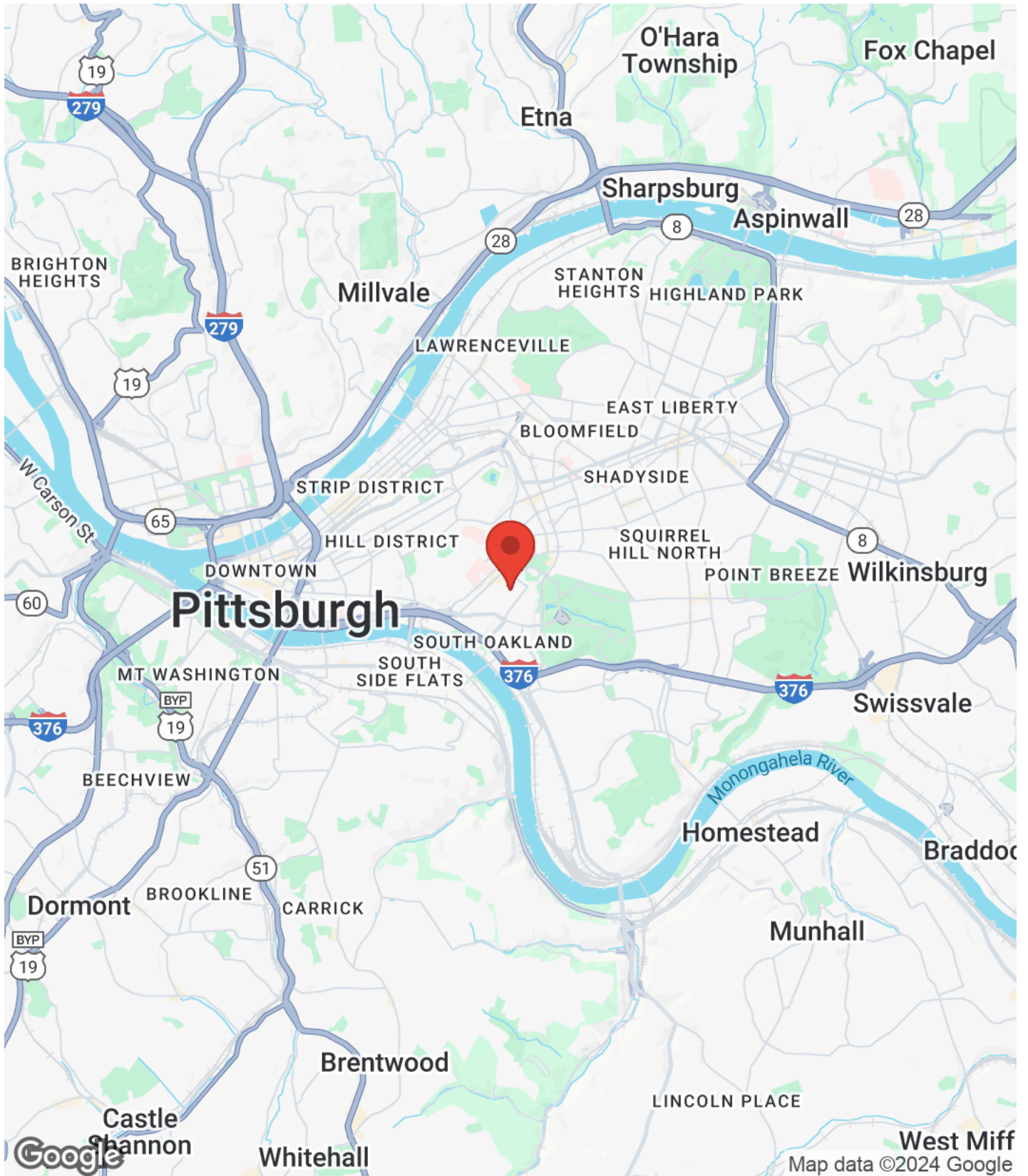


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REGIONAL MAP

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AERIAL MAP

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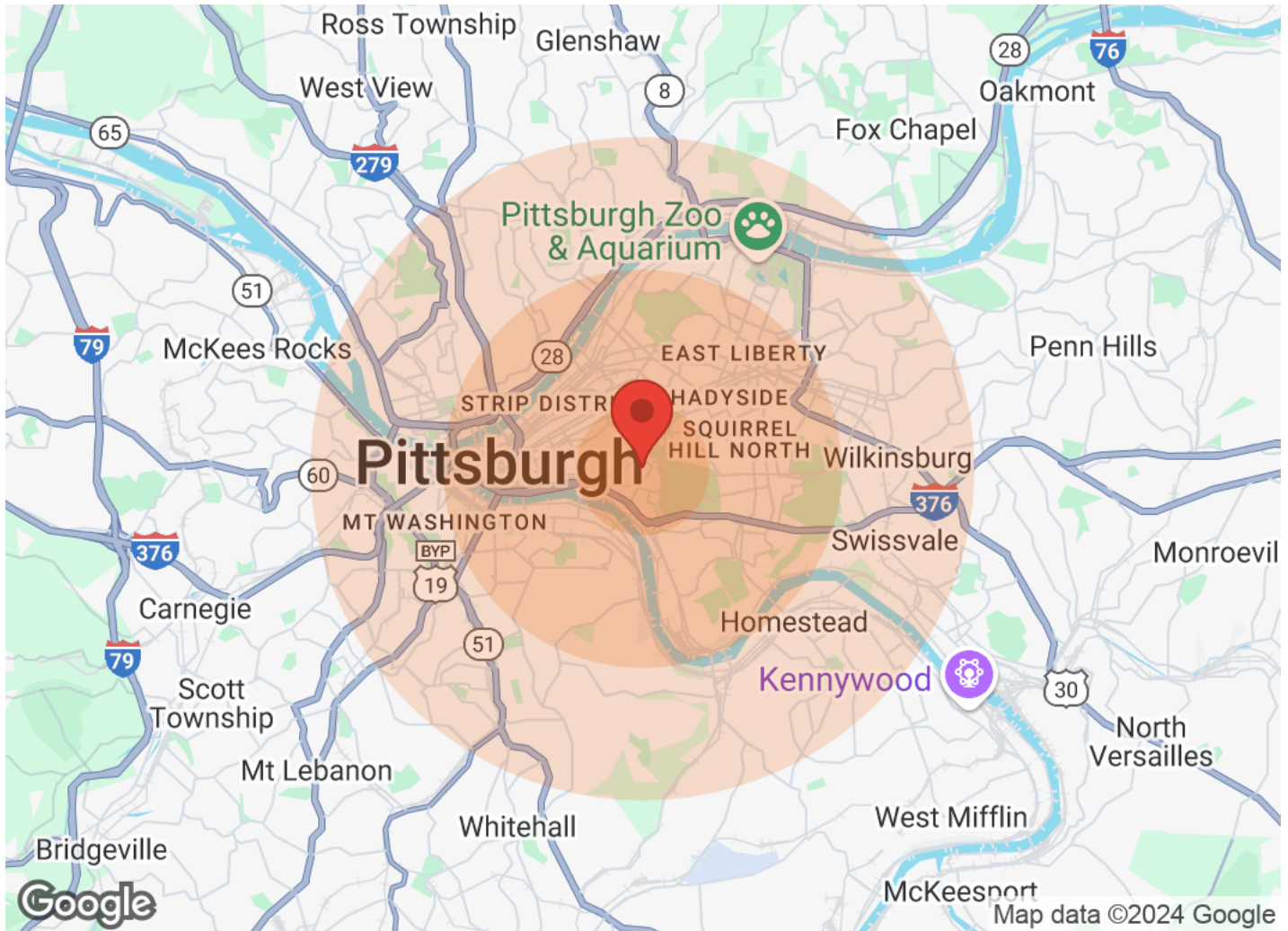


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	15,687	88,164	174,725	Median	\$24,881	\$35,180	\$37,090
Female	15,424	90,356	187,806	< \$15,000	3,908	19,738	34,619
Total Population	31,111	178,520	362,531	\$15,000-\$24,999	1,849	11,717	24,856
				\$25,000-\$34,999	1,399	9,051	19,437
Age				\$35,000-\$49,999	1,035	10,855	23,700
Ages 0-14	2,705	22,666	52,121	\$50,000-\$74,999	1,062	11,257	27,010
Ages 15-24	2,472	16,026	37,385	\$75,000-\$99,999	617	6,203	14,383
Ages 25-54	19,904	86,198	160,503	\$100,000-\$149,999	440	5,373	11,659
Ages 55-64	2,091	21,219	46,211	\$150,000-\$199,999	135	1,851	3,805
Ages 65+	3,939	32,411	66,311	> \$200,000	497	3,535	5,007
				Housing			
Race				Total Units	11,598	92,677	194,397
White	21,082	124,203	255,752	Occupied	10,559	80,812	169,607
Black	5,430	39,677	87,770	Owner Occupied	2,804	31,674	83,466
Am In/AK Nat	13	42	72	Renter Occupied	7,755	49,138	86,141
Hawaiian	N/A	6	12	Vacant	1,039	11,865	24,790
Hispanic	797	2,965	4,738				
Multi-Racial	1,896	7,522	13,720				

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