

# RETAIL NNN INVESTMENT OFFERING

1731 EAST CARSON ST., SOUTH SIDE, PITTSBURGH, PA 15203



**ASKING PRICE: \$2,450,000**



## OFFERING:

INCOME PRODUCING - SINGLE STORY  
4,800+/- SF RETAIL BUILDING WITH  
LOADING DOCKS & OFF-STREET  
6-VEHICLE PARKING LOT

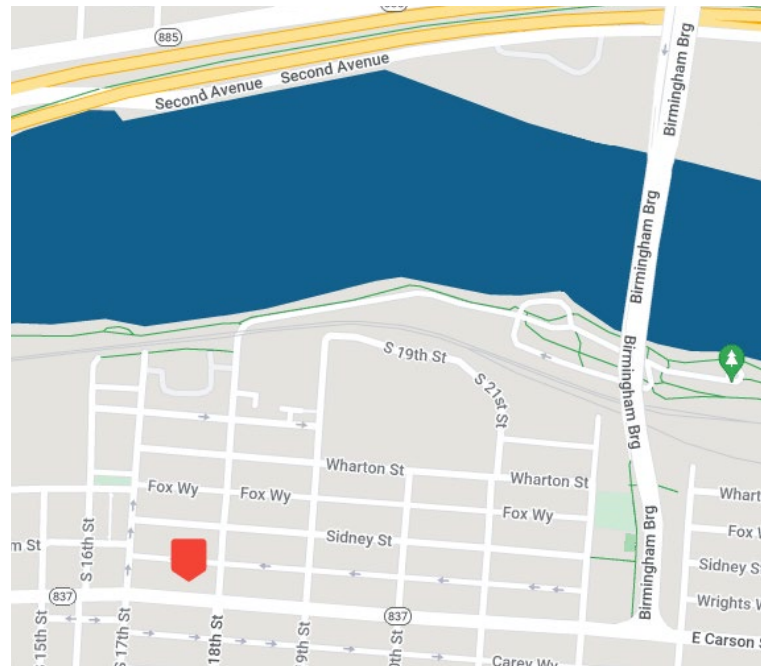
**\$2,450,000**

ASKING PRICE

**\$135,057**

NET OPERATING INCOME

**DOWNLOAD FULL OM**



CONTACT:

**JAY PHOEBE**

jphoebe@hannacre.com

412 261 2200

**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

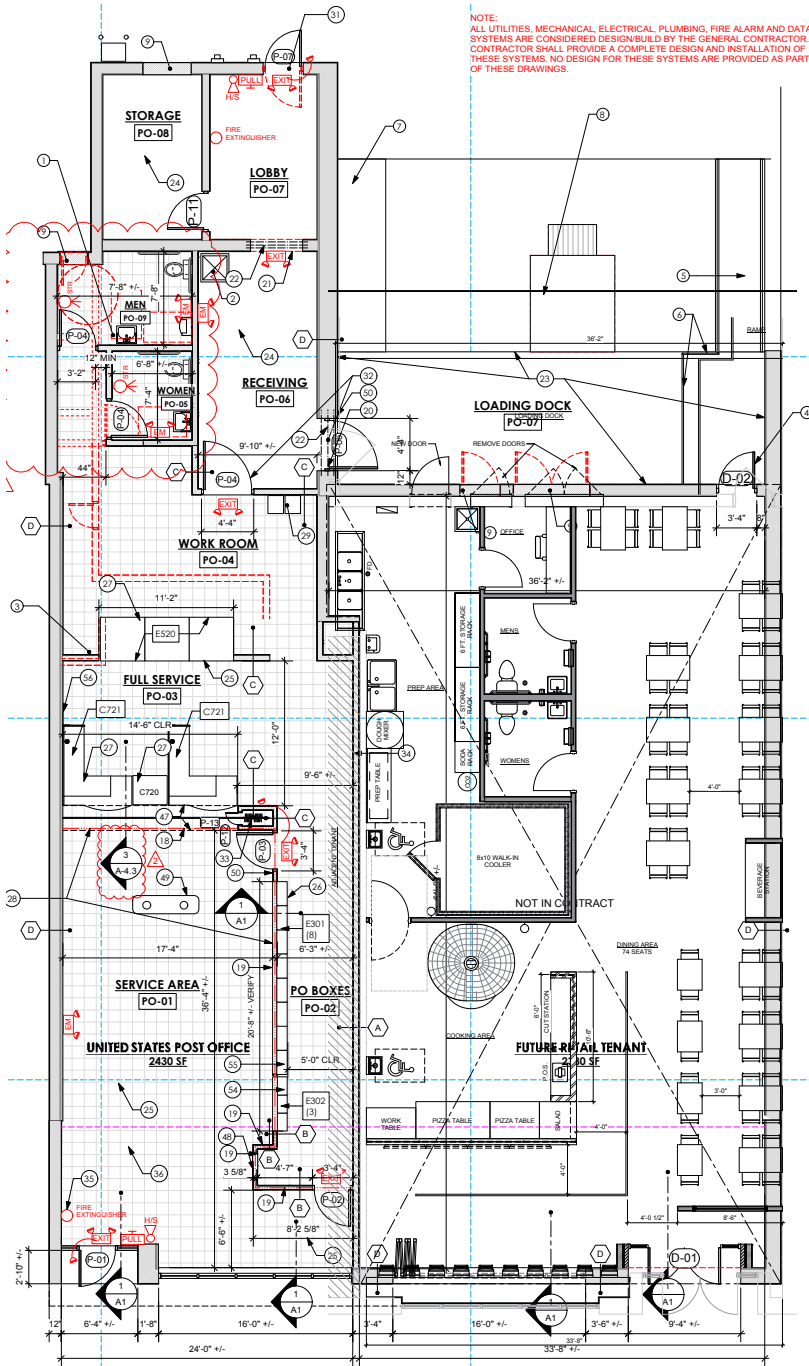
PITTSBURGH, PA 15222

[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

# RETAIL NNN INVESTMENT OFFERING

1731 EAST CARSON ST., SOUTH SIDE, PITTSBURGH, PA 15203



NOTE:  
ALL UTILITIES, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND DATA SYSTEMS ARE CONSIDERED DESIGN/BUILD BY THE GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE A COMPLETE DESIGN AND INSTALLATION OF THESE SYSTEMS. NO DESIGN FOR THESE SYSTEMS ARE PROVIDED AS PART OF THESE DRAWINGS.

FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"

## BUILDING DETAILS

<b>Property Address</b>	1731-1733 East Carson Street, Pittsburgh, PA 15203 South Side, 17th Ward
<b>Lot Size</b>	.17 acres
<b>Floors</b>	Single
<b>Tenants</b>	<ul style="list-style-type: none"> <li>United States Post Office - long, steady tenant since 1950</li> <li>Bird on the Run - fast, casual restaurant with high quality ingredients - chicken sandwiches and more</li> </ul>
<b>Parking</b>	On-site parking lot for 6 vehicles plus loading dock
<b>Utilities</b>	Tenant responsible for all utilities and CAM reimbursements
<b>Zoned</b>	LNC - Local Neighborhood Commercial

**DOWNLOAD FULL OM**

CONTACT:  
**JAY PHOEBE**  
jphoebe@hannacre.com  
412 261 2200

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.