

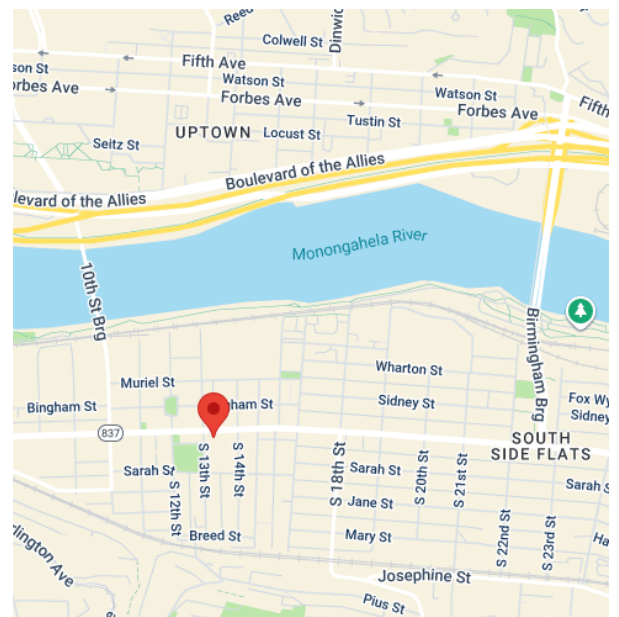
# EAST CARSON STREET BUILDING FOR SALE

1306 EAST CARSON STREET, PITTSBURGH, PA 15203



## PROPERTY FEATURES:

- Asking Price: \$295,000
- 3,589 SF Building - 3 floors
- 24' feet of frontage on East Carson Street
- Busy South Side Market:  
11 million yearly visits  
208,000 weekly visits  
*placer.ai*
- Located in the Heart of the South Side
- First & second floors used as restaurant and live entertainment



### CONTACT:

**JAY PHOEBE**

jphoebe@hannacre.com  
412 261 2200

**KEVIN LANGHOLZ**

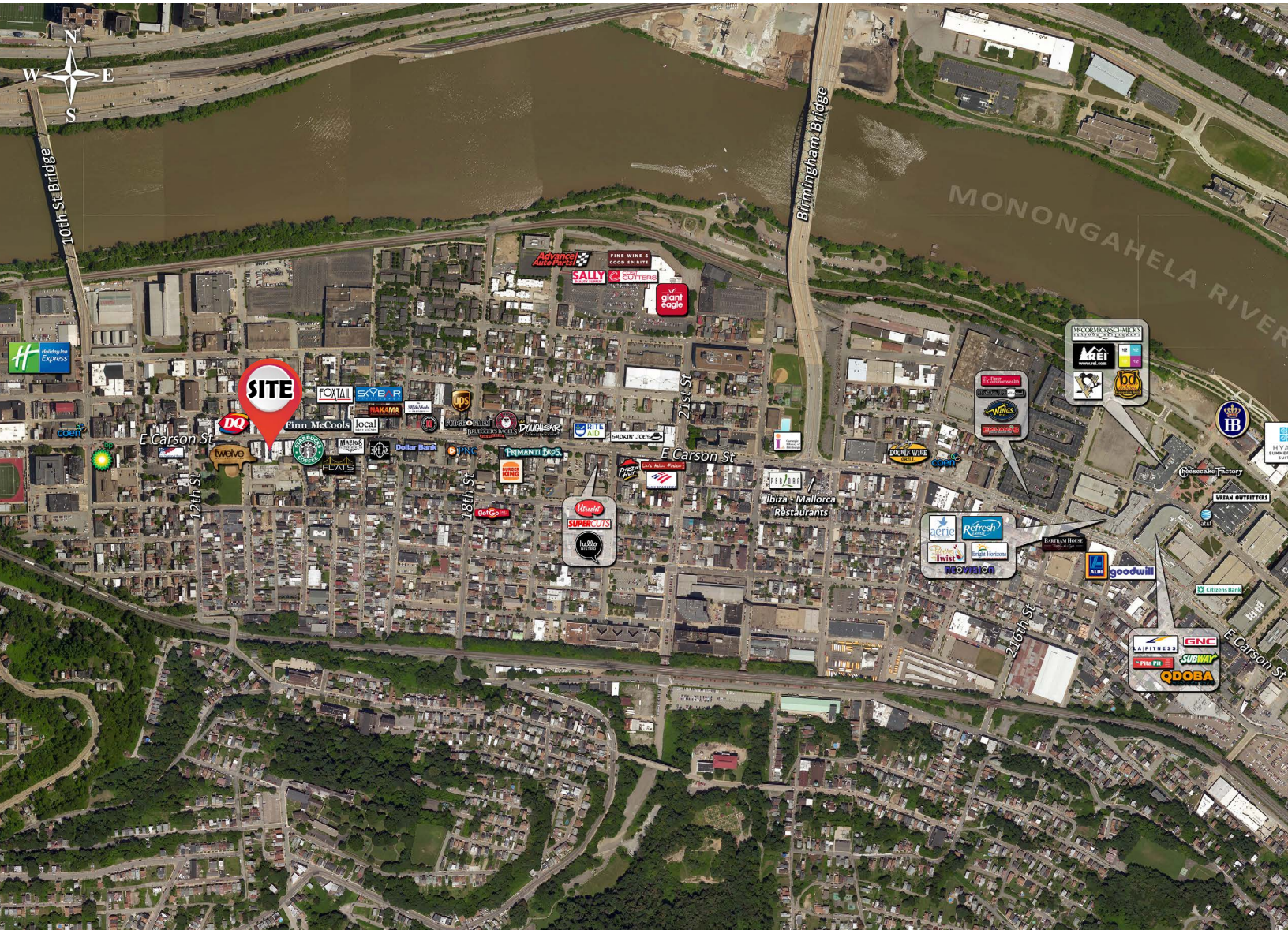
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### HANNA COMMERCIAL REAL ESTATE

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.



DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
POPULATION	24,497	165,923	399,368
HOUSEHOLDS	10,518	75,692	184,193
AVG HH INCOME	\$76,440	\$80,224	\$86,016
CONSUMER SPENDING	\$260.5M	\$1.9B	\$5B

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**SOUTHSIDE MARKET VISITOR TRENDS - PLACER.AI**

**11M**  
ANNUAL VISITORS



**208K**  
WEEKLY VISITORS



**139 MIN.**  
AVG. DAILY TIME  
SPENT IN MARKET

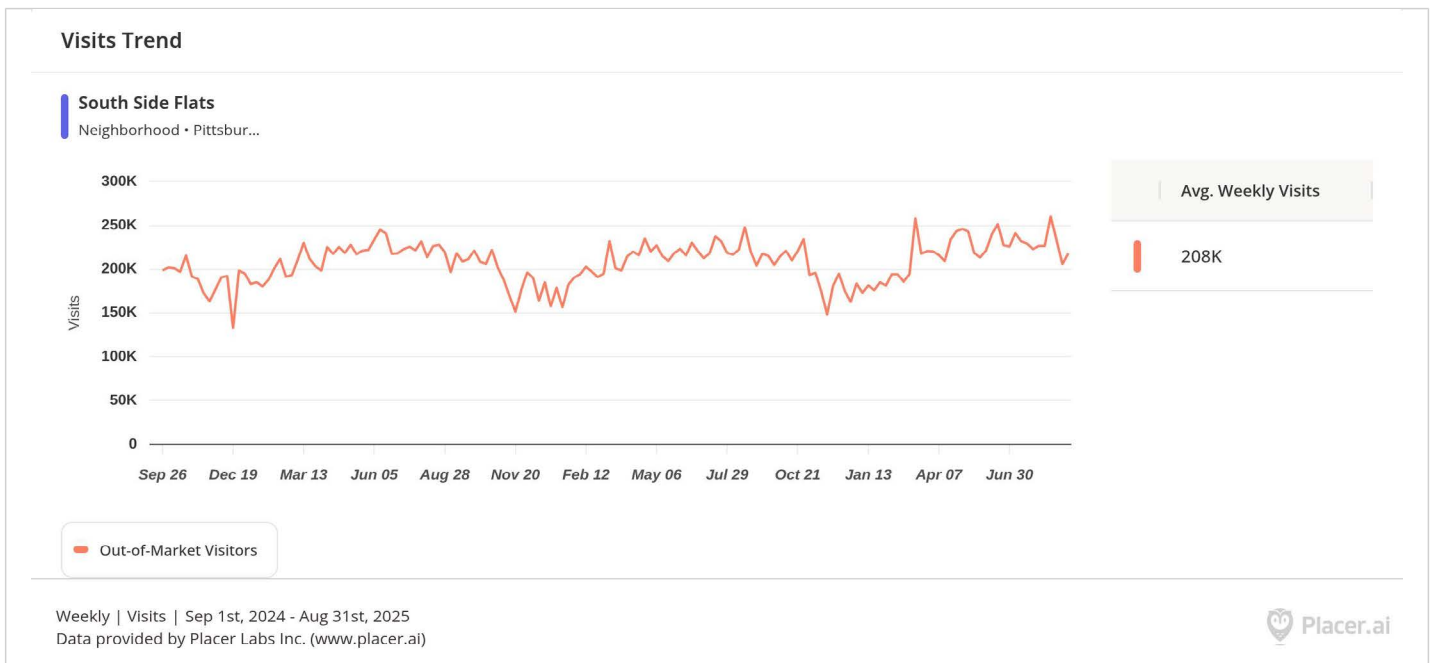


**Market Visitors**

Sep 1, 2024 - Aug 31, 2025



Visitation Metrics			
<b>South Side Flats</b> Neighborhood • Pittsbur...			
Out-of-Market Visitors	2.5M (-2.3% YOY)	Visits	11M (+2.5% YOY)
Avg. Days in Market	4.4	Avg. Daily Time Spent in Market	139 min
Median Daily Time Spent in Market	71 min		
Compared to: 1 Year Ago   Sep 1st, 2024 - Aug 31st, 2025 Data provided by Placer Labs Inc. (www.placer.ai)			



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**CERTIFICATE OF OCCUPANCY**  
**CITY OF PITTSBURGH**

Date Applied: 07/09/2004

Number: 89102

Use Group: A2

Date Issued: 10/20/2005

ZBA Number:

Ward: 17

Building 04-03957

Const. Type: 3A

Date BP Completed: 10/04/2005

**Location: 1306 E CARSON STREET**

**Permitted Occupancy: FIRST AND SECOND FLOOR FOR USE AS RESTAURANT (GENERAL)  
WITH LIVE ENTERTAINMENT ON FIRST FLOOR. (OCCUPANCY  
PLACARD - 100 PERSONS.)**

**Owner: JOE WASEIKO**

1306 E CARSON STREET  
PITTSBURGH PA 15203

**Lessee PHIL CHALMAS**

MIKE BORTO  
1306 E CARSON STREET  
PITTSBURGH PA 15203

Permission is hereby granted for the occupancy above described.

  
Chief, Bureau of Building Inspection



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