



FOR SALE

±2,400 SF FLEX BLDG | NORTH SIDE

3861 EAST STREET | PITTSBURGH, PA 15214

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PROPERTY INFORMATION

1

Property Summary
Additional Photos

LOCATION INFORMATION

2

Location Maps
Aerial Maps
Retailer Map
Demographics Map & Report

ADVISOR BIOS

Advisor Bio 1

3



Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

3861 East Street
Pittsburgh, PA 15214

Property Summary



OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	2,412 SF
Lot Size:	13,755 SF
Price / SF:	\$124.38
Zoning:	LNC Local Neighborhood Commercial
Market:	Pittsburgh
Submarket:	North Side
APN:	115-H-36, 115-H-35

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present this very attractive flex building for sale. Located in the North Side of Pittsburgh less than 1 mile from both 279 and 19. Building is currently in shell condition, ready for you to build out. Additional lot is included for parking.

PROPERTY HIGHLIGHTS

- 2,412 SF Building
- Excellent for Owner/User
- Solid brick building with large stylish front windows
- New drive-in garage door
- New roof
- On site parking
- Convenient location with quick access to I-279
- Less than 10 minutes from Downtown Pittsburgh

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SVN | Three Rivers Commercial Advisors | Page 5

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Additional Photos



FOR SALE | ±2,400 SF FLEX BLDG | NORTH SIDE | 3861 EAST STREET PITTSBURGH, PA 15214

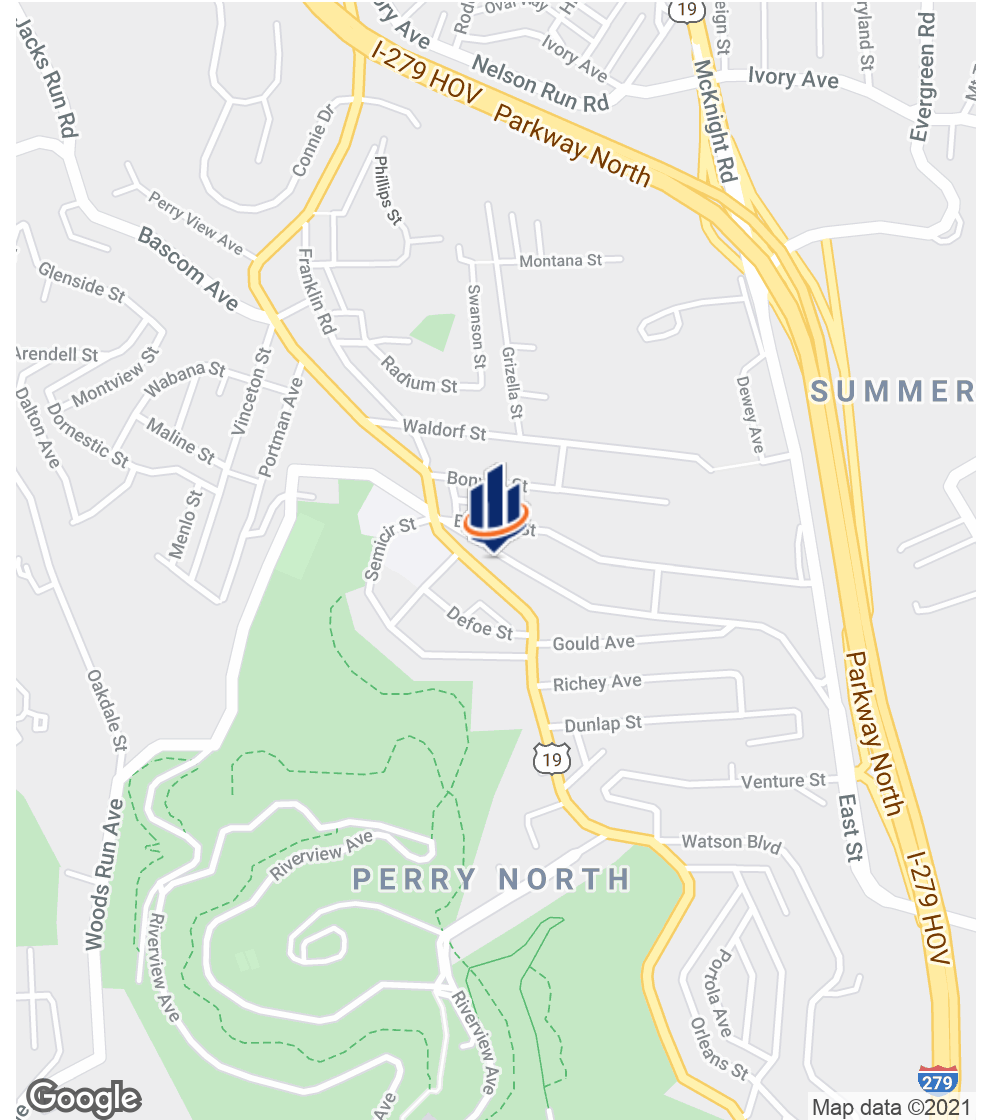
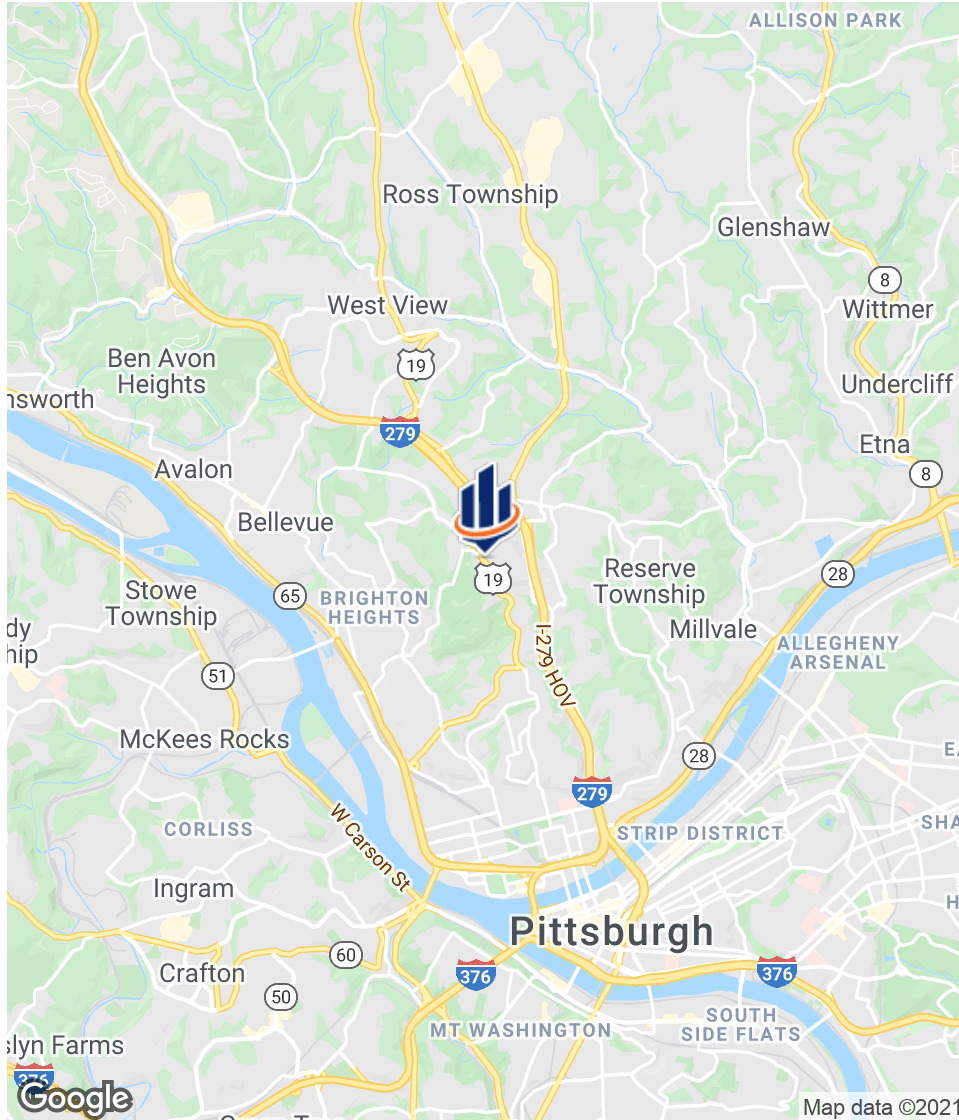
SVN | Three Rivers Commercial Advisors | Page 6

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2 LOCATION INFORMATION

3861 East Street
Pittsburgh, PA 15214

Location Maps

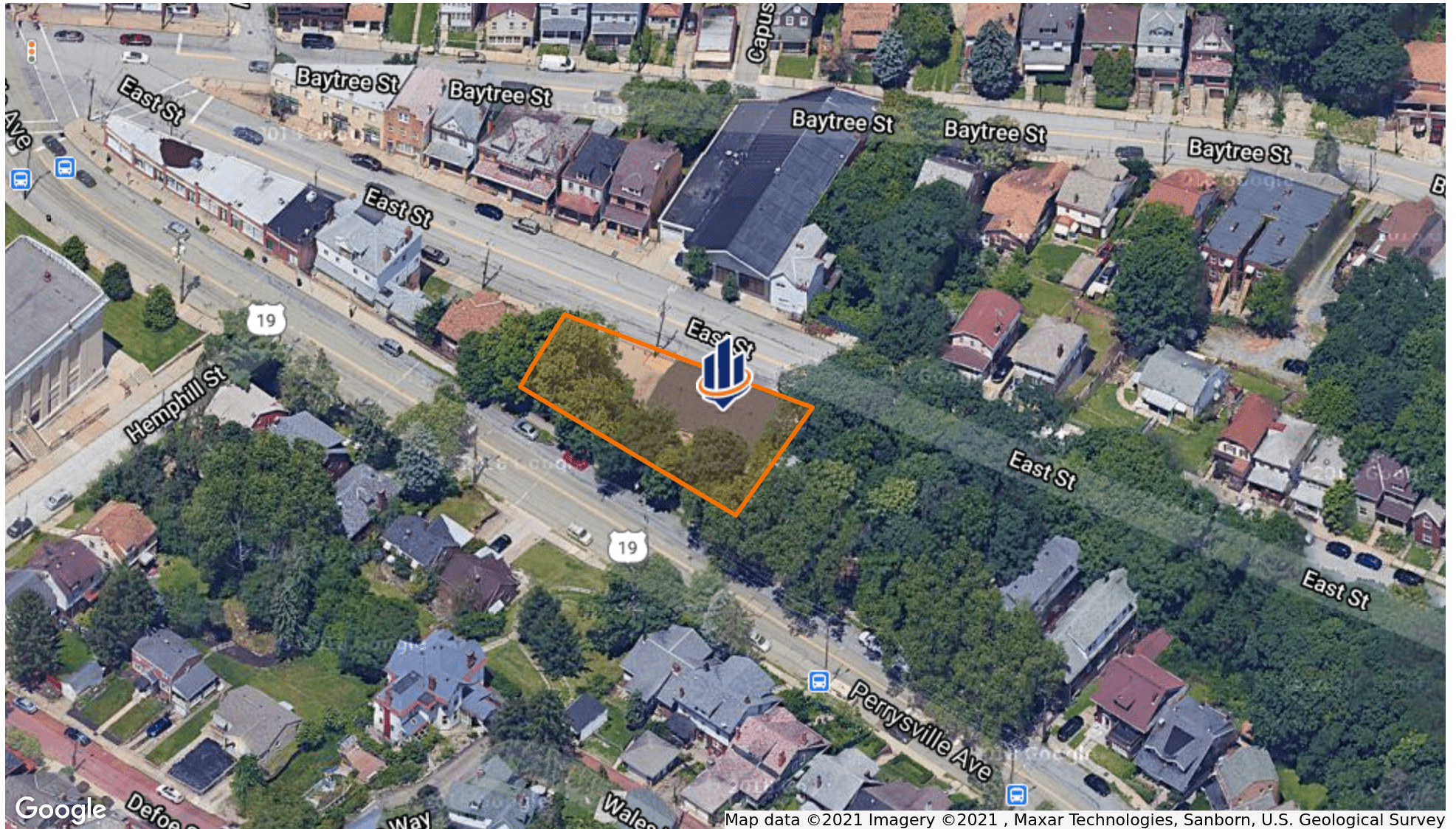


FOR SALE | ±2,400 SF FLEX BLDG | NORTH SIDE | 3861 EAST STREET PITTSBURGH, PA 15214

SVN | Three Rivers Commercial Advisors | Page 8

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Aerial Maps



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Retailer Map



FOR SALE | ±2,400 SF FLEX BLDG | NORTH SIDE | 3861 EAST STREET PITTSBURGH, PA 15214

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Demographics Map & Report

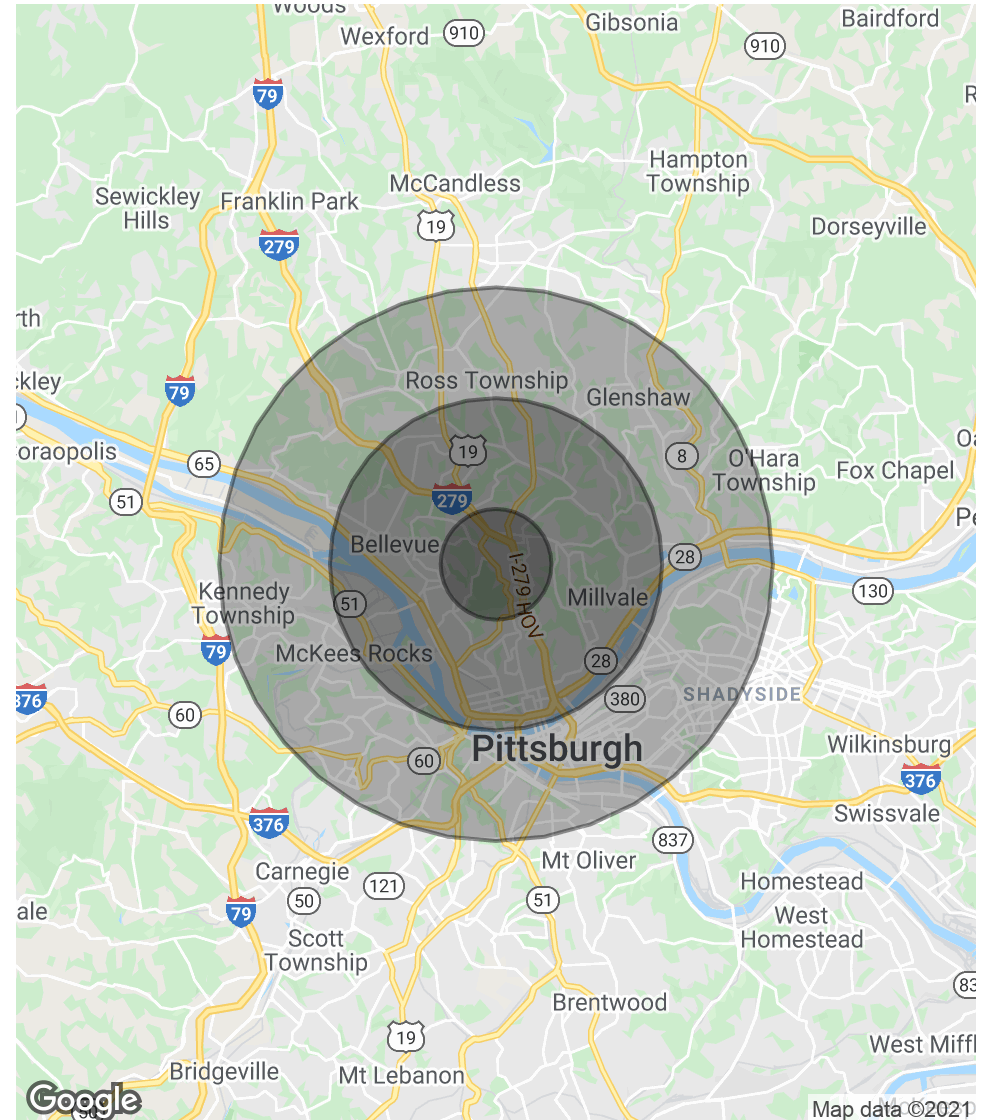
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,871	100,296	288,453
Average age	35.7	39.2	39.4
Average age [Male]	35.3	37.9	37.4
Average age [Female]	36.3	39.6	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,271	43,716	125,581
# of persons per HH	2.5	2.3	2.3
Average HH income	\$54,614	\$52,694	\$54,321
Average house value	\$101,880	\$111,615	\$123,686

* Demographic data derived from 2010 US Census



3 ADVISOR BIOS

3861 East Street
Pittsburgh, PA 15214

Advisor Bio



MELISSA MAGGI

Senior Advisor

melissa.maggi@svn.com

Direct: 412.535.8064 | **Cell:** 724.986.5600

PROFESSIONAL BACKGROUND

Melissa serves as a Senior Advisor for SVN | Three Rivers Commercial Advisors specializing in Multi-Family & Retail Investment Sales.

As a Senior Advisor, Melissa uses her 18+ years of real estate experience and her knowledge of the Pittsburgh real estate market to best advise her clients on their disposition and acquisition strategies.

Melissa is a driven real estate professional and takes the time to get to know her clients investment needs and goals. She strives on putting her clients needs first, providing above and beyond customer service, creating a win/win for all parties involved.

Melissa was born and raised in Washington County and currently resides in Pittsburgh. She graduated from Canon McMillan High School in 1995 and has a Computer Science of Technology degree from California University. Melissa is a licensed real estate agent in Pennsylvania.

Awards:

SVN Certified Specialist - MultiFamily

SVN Achiever Award 2019

SVN | Three Rivers Commercial Advisors

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