

FOR SALE
OR LEASE

Retail 24/7.

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AVAILABLE TWO NORTH SHORE BUILDINGS

MADISON AVENUE AT CONCORD STREET :: PITTSBURGH, PA

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VIEW
FROM SITE

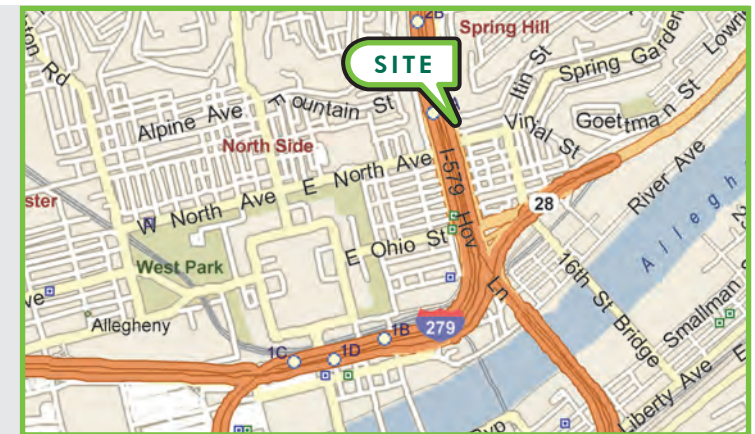


- :: 33,000 SF building over 5 stories
- :: Building was once home to the Keystone Ice Cream Cone Company
- :: Ideal for office or residential conversion
- :: Great views of Pittsburgh skyline from building's upper floors

- :: Built in 1903, the building was the original home of the Allegheny Social Hall
- :: 16,200 SF over two stories and basement
- :: Ideal for restaurant conversion with existing bar, off-street parking and potential for out door deck

FEATURES

- :: Easy access to Interstate 279
- :: Off-street parking is available
- :: Excellent opportunity to join the re-emerging North Side neighborhood of Pittsburgh



2013 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	14,931	151,368	379,421
AVERAGE HOUSEHOLD INCOME	\$45,308	\$47,909	\$56,401
HOUSEHOLDS	7,988	66,082	171,291
DAYTIME POPULATION	30,452	269,518	357,028

FOR MORE
INFORMATION
PLEASE
CONTACT

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