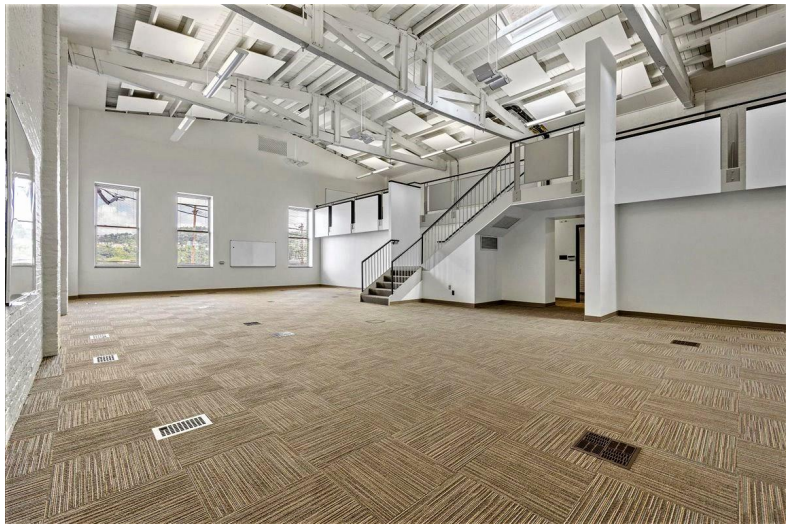




For Sale: 3485 Butler Street

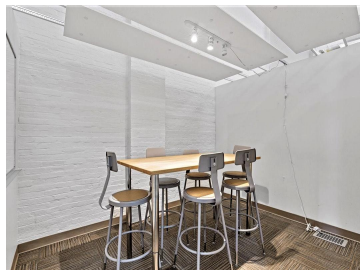
Pittsburgh, PA 15201



Fully Leased Investment Opportunity!!

+/-8,950sf of tech occupied, open brick and timber, collaborative workspace in the heart of Lawrenceville, one of Pittsburgh's most desirable residential neighborhoods!!

Don't miss this chance to add an historic former stable building which boasts 40+ feet of frontage on one of Pittsburgh's most in demand retail corridors to your portfolio. This fully leased, tech occupied, investment offers wide open spaces and tall ceilings, mezzanine with open concept office, R&D space, kitchen, conference rooms, offices, and break out rooms. Long term upside includes the value add opportunity of improving +/- 4,000 sf of lower level space with garage door access!



LIVERY STABLE P · G · H

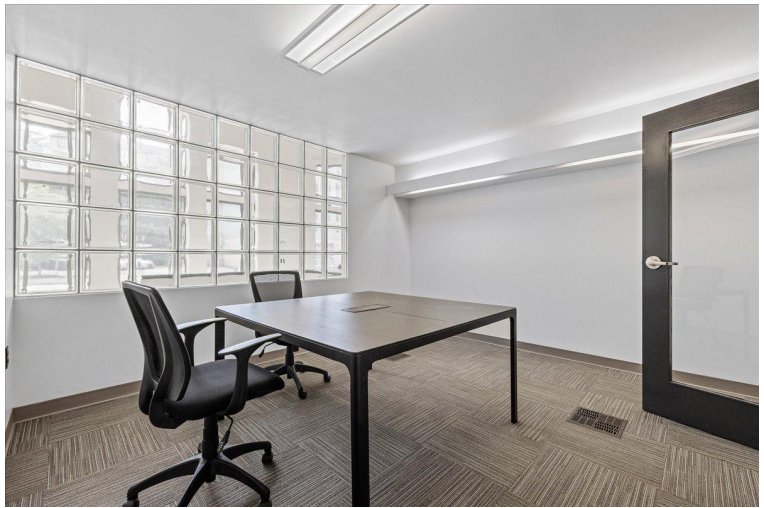
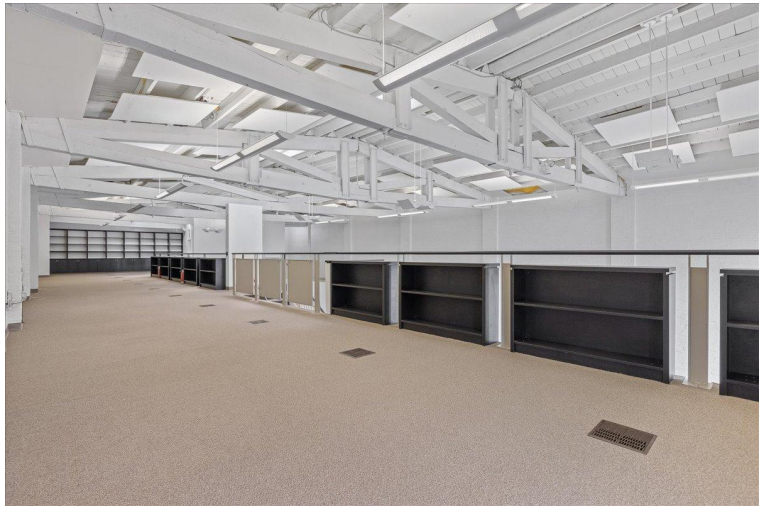
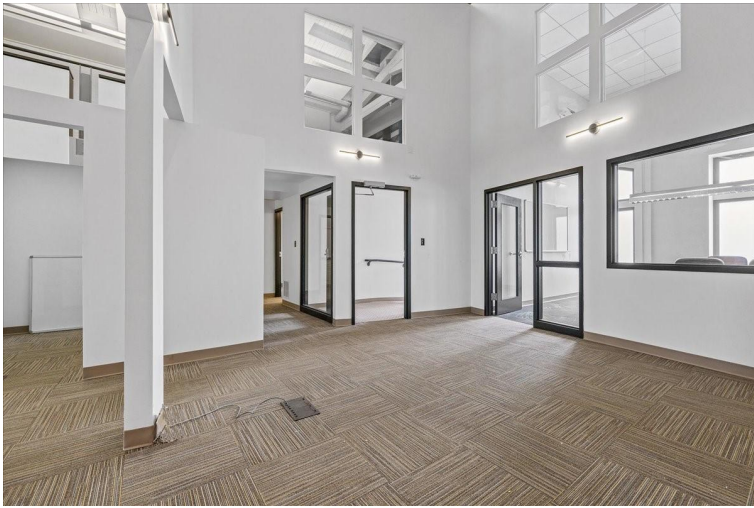
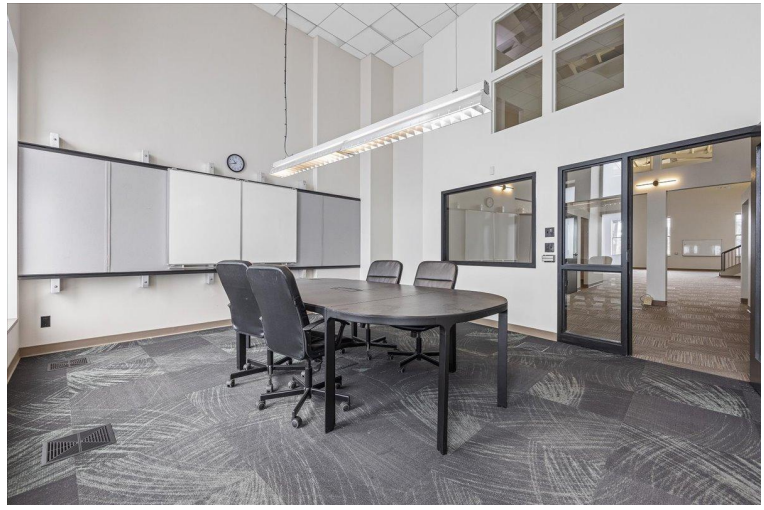


History with modern amenities...

- Originally built in 1888 as a livery stable.
- Kitchenette and newly renovated restrooms.
- Raised floors allow easy wiring re-routing for flexible tenant desk layouts.
- Lofted ceilings with remote-operated skylights creates well-lit interior space.
- Located on bus line and bike lane.
- Amenity-rich location in Lower Lawrenceville with walkability to numerous restaurants, boutique shops, bars and entertainment options.
- Local Neighborhood Commercial zoning allows for long term optionality for various future retail or commercial uses.
- Branded website liverystablepgh.com.



Property Highlights

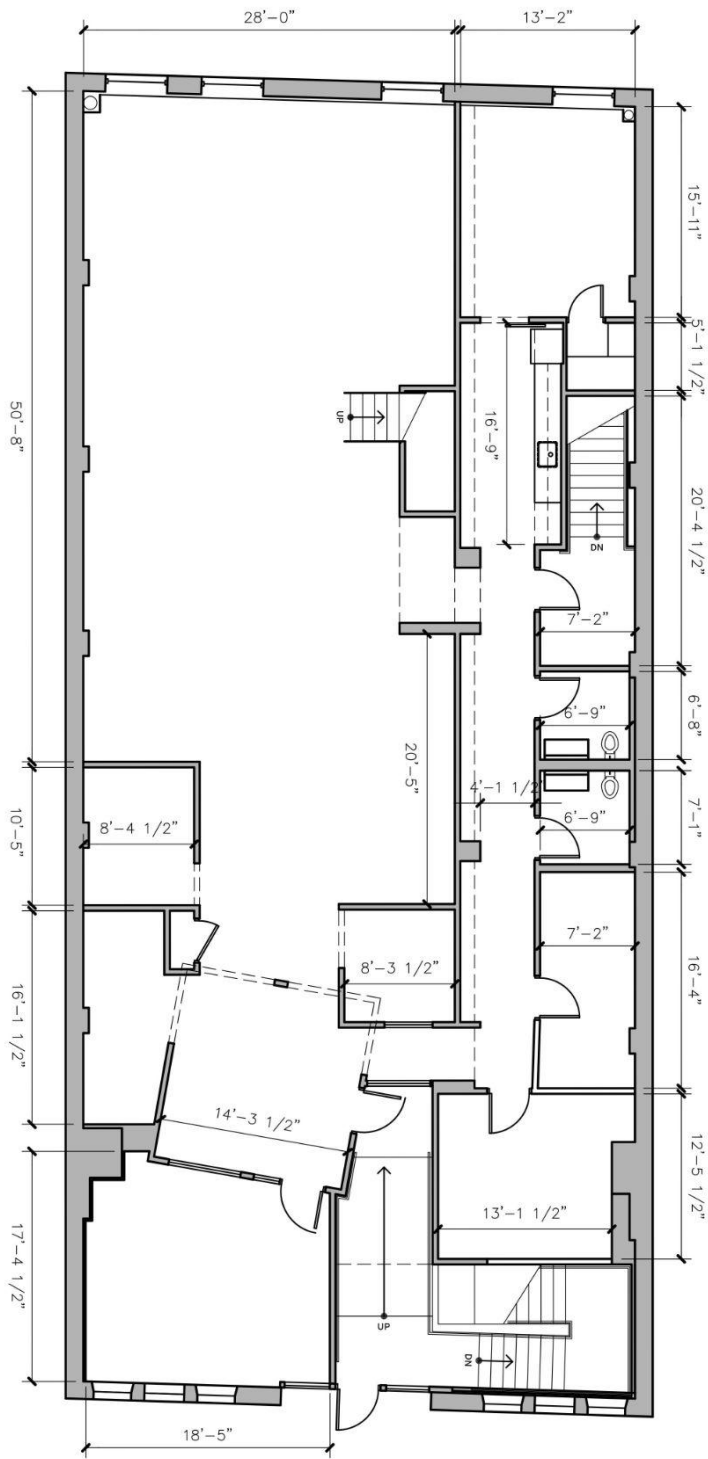


Open and modern, with historic charm.



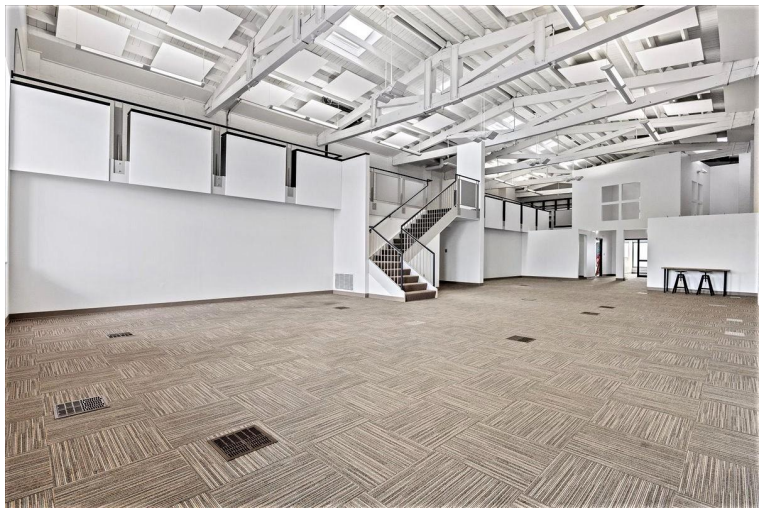
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106 S. 18th Street
Pittsburgh, PA 15203
412-431-1718
<http://www.casouthside.com>
info@casouthside.com



First Floor

3485 butler street

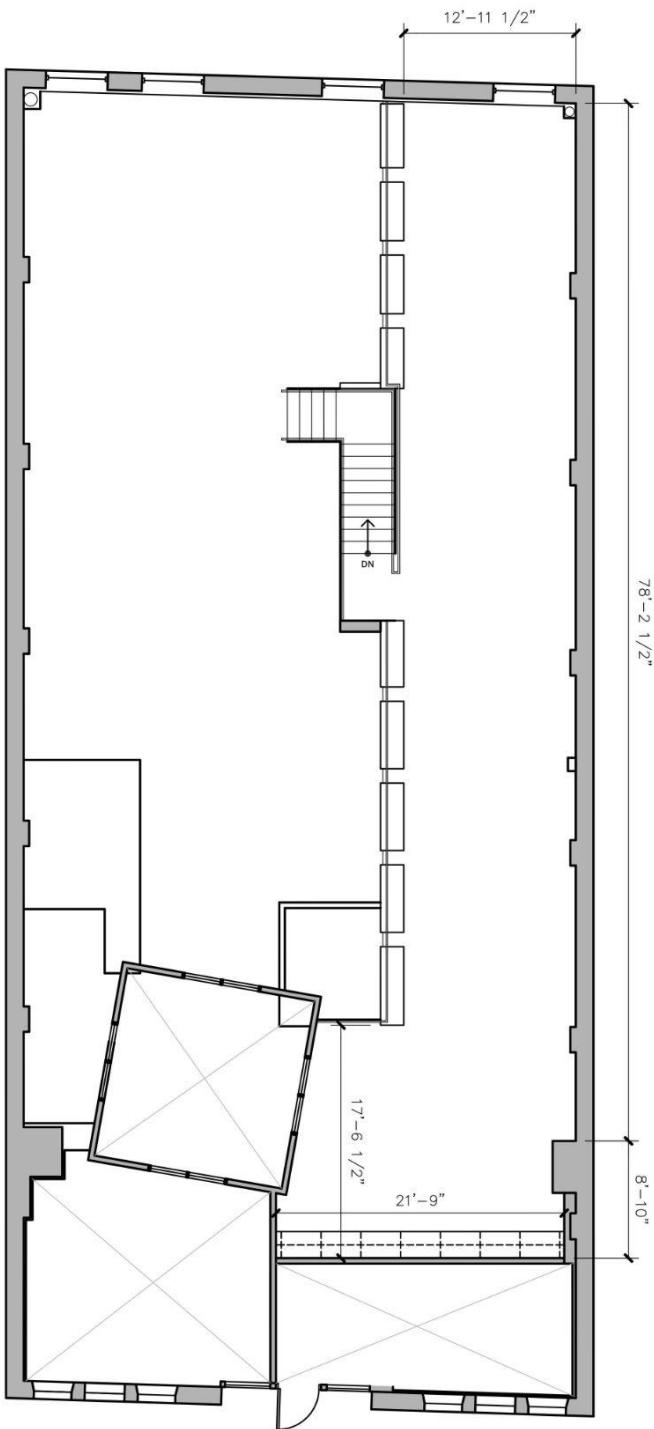


+/- 4,950sf of adaptable 1st Floor and Mezzanine space



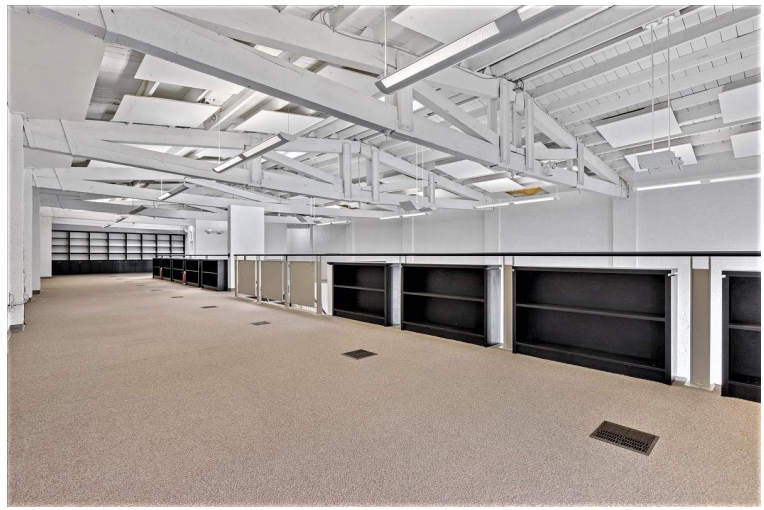
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Mezzanine

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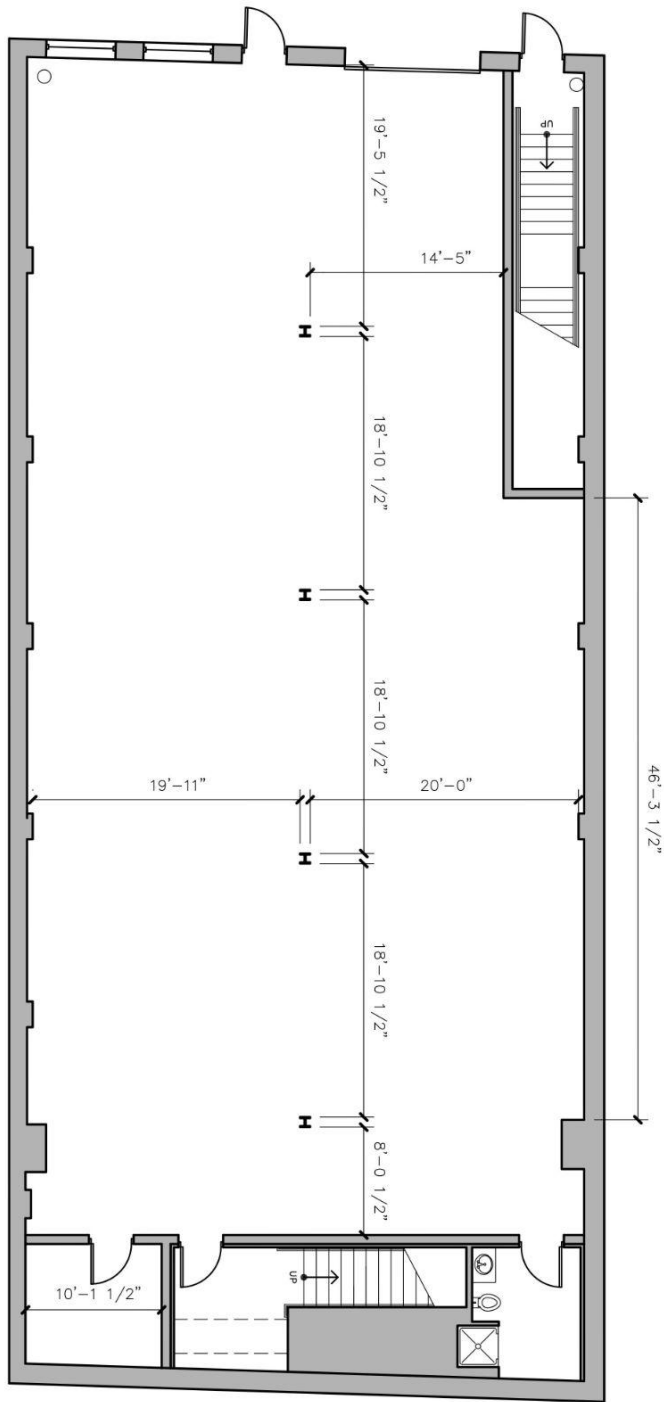


+/- 4,950sf of adaptable 1st Floor and Mezzanine space.



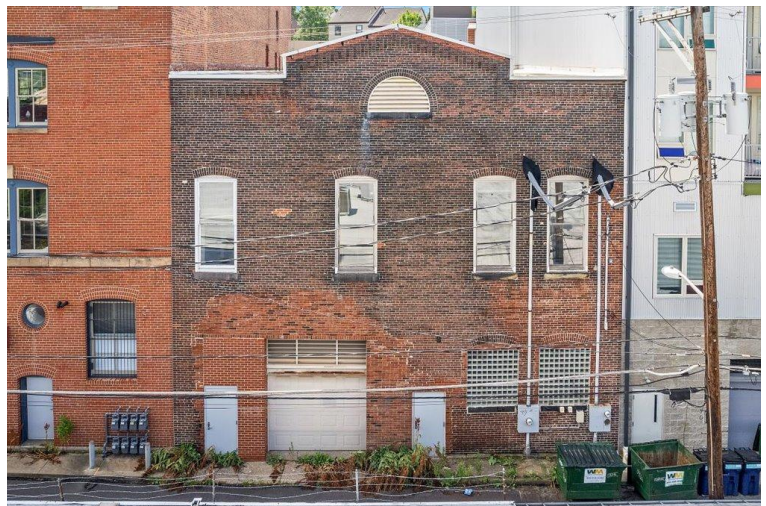
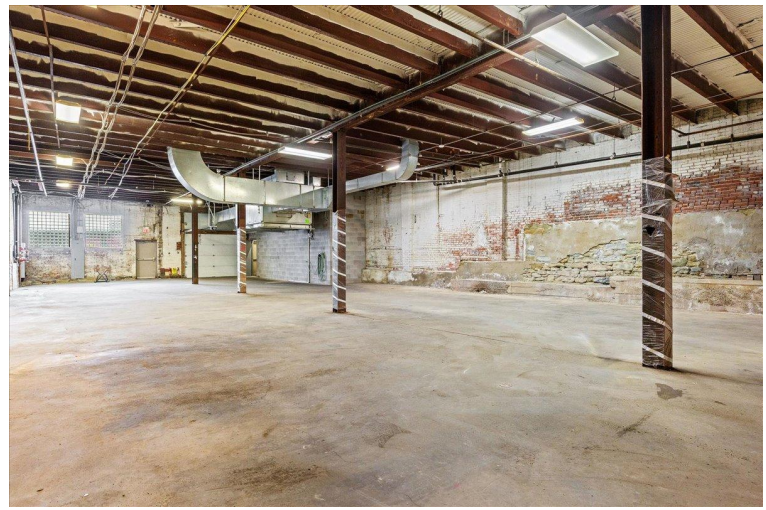
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Lower Level

3485 butler street

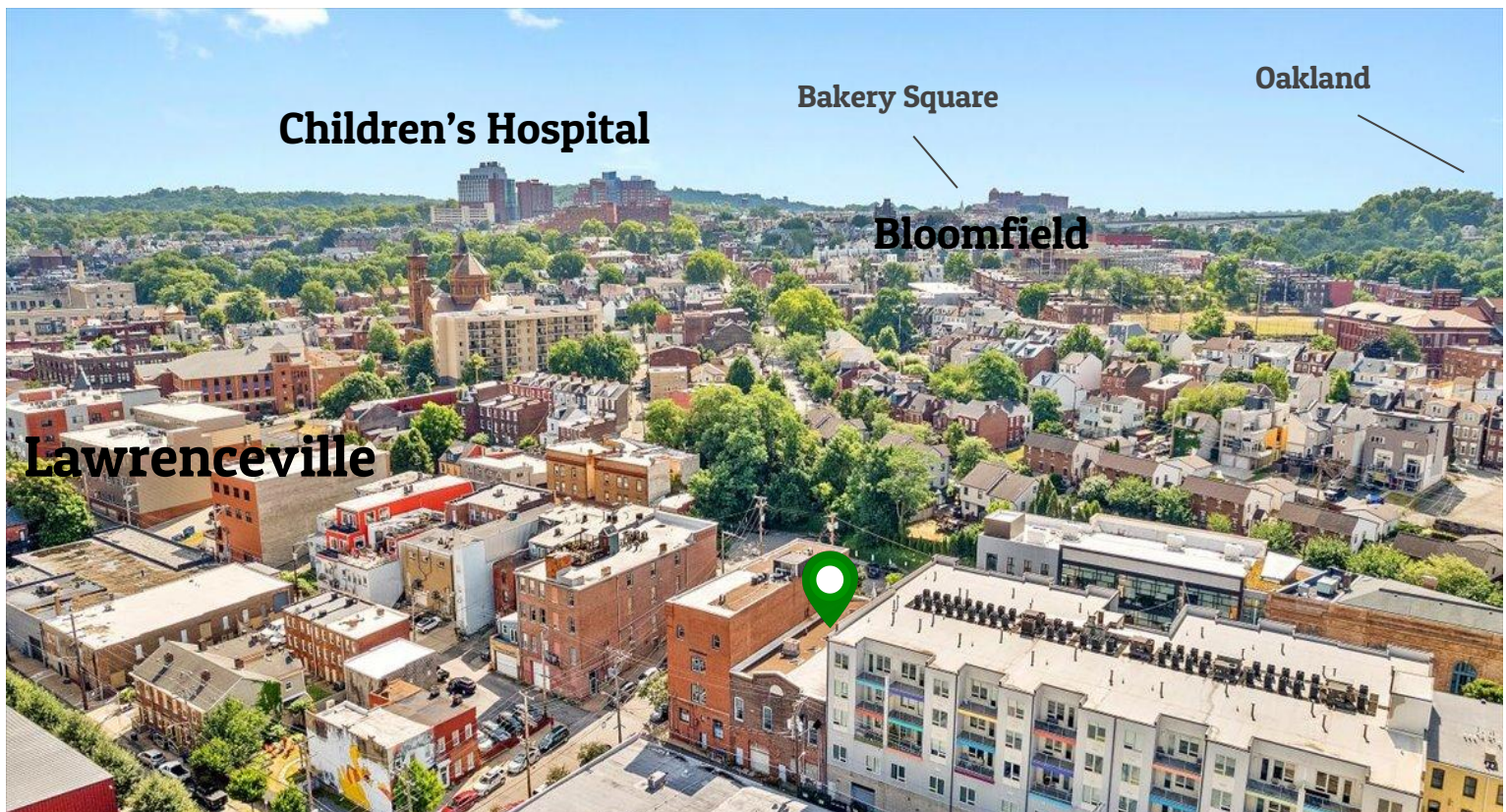


4,000sf + Lower Level ready for your conversion!



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The city is at your doorstep!



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Bloomfield



Bloomfield Robotics [Website](#)

In the news:

[Bloomfield Robotics Moves to Lawrenceville](#)

[Bloomfield Robotics \\$4.4M Funding Raise](#)

[Bloomfield Robotics Acquired By Kubota](#)

Tenant Information



Lease Summary	
RSF ¹	4950sf
Term	51 Months
Commencement	8/1/2023
Expiration	10/31/2027
Base Year ²	2023
Security Deposit	\$20,136

¹1st & Mezzanine (Leased Premises inc. Lower Level)

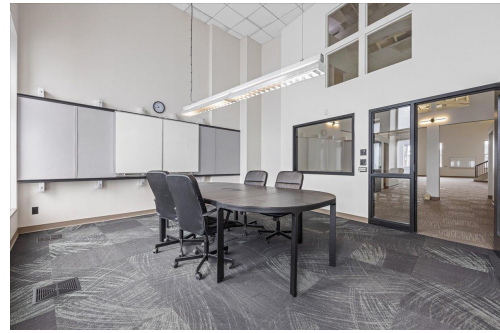
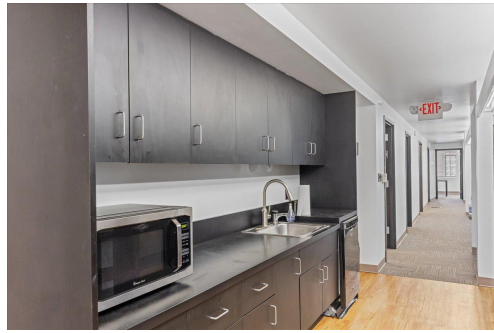
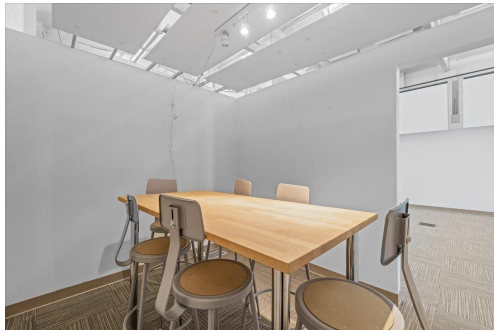
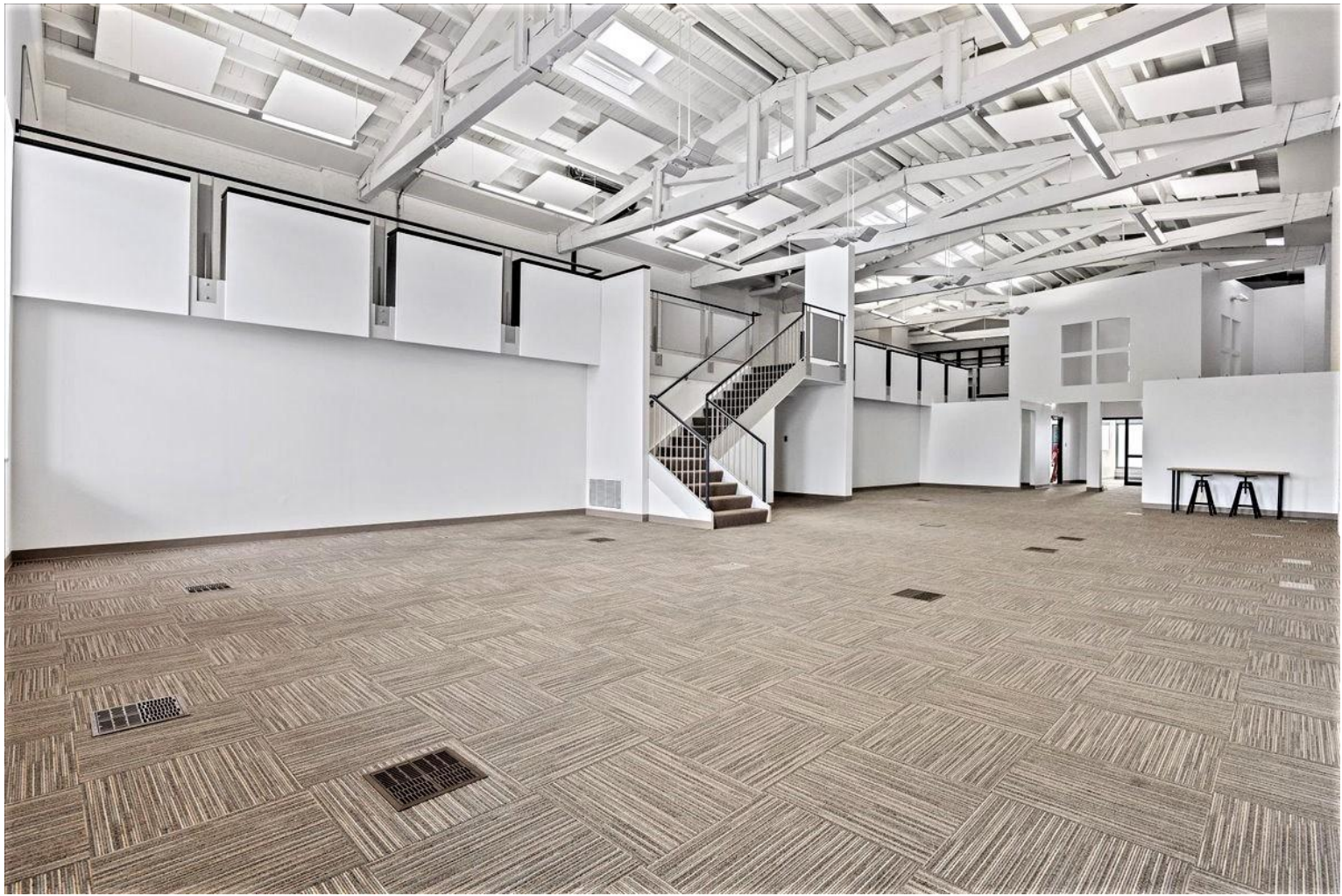
²RE Taxes & OpEx.

Rent Schedule	Monthly Rent
8/1/23 - 10/31/23	Paid
11/1/23 - 10/31/24	Paid
11/1/24 - 10/31/25	\$10,069
11/1/25 - 10/31/26	\$10,069
11/1/26 - 10/31/27	\$11,472

Proforma Income Statement	
Gross Annual Income	\$ 120,825
RE Taxes	\$ 22,400
Insurance	\$ 2,500
R&M / Contract Services	\$ 2,000
Operating Expenses	\$ 26,900
Net Operating Income	\$ 93,925

Asking: \$1,375,000

Property Economics



For More Information:

Mike Cunko
(412) 720-8948
Mike@casouthside.com



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