



FOR SALE

4729 Liberty Ave



8 UNIT MIXED USE

4729 Liberty Ave is a mixed-use property building, situated on a parcel with 50 feet of street frontage in Pittsburgh, PA. The building totals 6,000 square feet with 5,800 rentable square feet, currently supporting 8 tenant units. Construction features brick exterior walls, a basement foundation, drywall interiors, a flat roof. The site offers public access and positioning at a signaled intersection.



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Each Office Independently Owned and Operated.

TABLE OF CONTENTS

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4729 Liberty Avenue
Pittsburgh, PA 15224

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PROPERTY INFORMATION	
Property Summary	4
Property Photos	5
LOCATION INFORMATION	
Location Maps	10
Business Map	11
Demographics	12
Available Spaces	14
Annual Property Operating Data	15
Operating Income Analysis	16
Cash In Cash Out	17
AGENT PROFILE	
Professional Bio	19
Disclaimer	20

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PROPERTY INFORMATION

PROPERTY SUMMARY
PROPERTY PHOTOS



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PROPERTY SUMMARY

4729 LIBERTY AVE

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Pittsburgh, PA 15224



Property Summary

Building SF:	6,000
Lease Rate:	20
Lot Size:	2000 SQFT
Parking:	Public
Price:	\$2,000,000
Zoning:	ret/apartments over

Property Overview

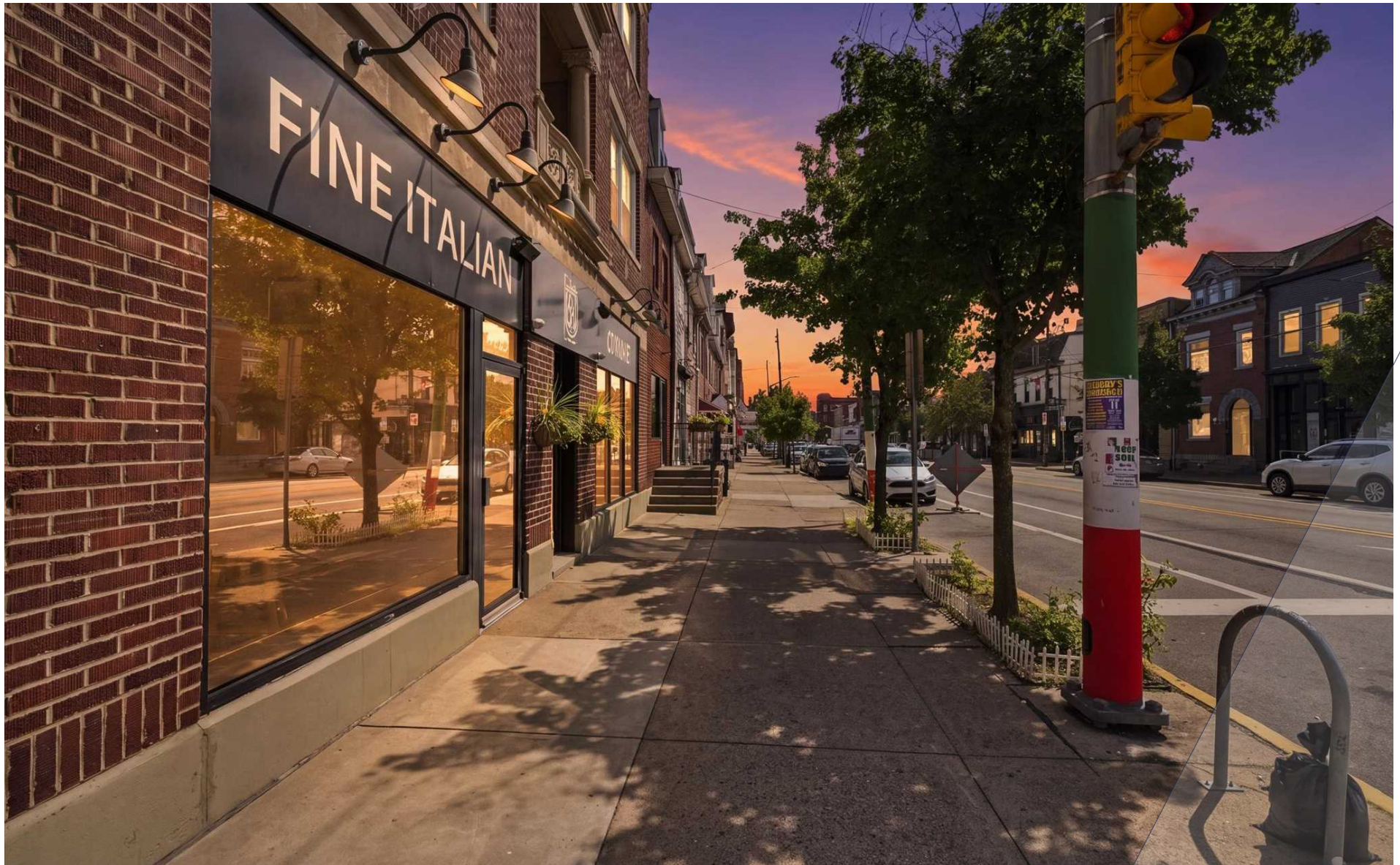
Located in Pittsburgh, PA (Zip Code 15224), 4729 Liberty Avenue is a 100% occupied, Class B mixed-use investment opportunity priced at \$2,000,000. Positioned on a prime parcel at a signaled intersection with retail and apartment zoning, the property generates consistent rental income across 8 tenant units spanning 5,800 rentable square feet.

Location Overview

Located in the vibrant Bloomfield neighborhood of Pittsburgh, Pennsylvania (Zip Code 15224), 4729 Liberty Avenue boasts a prime position along a major commercial corridor. Positioned at a signaled intersection, the property benefits from high visibility, strong foot traffic, and direct access to public transportation, surrounding retail amenities, local dining, and key regional transit routes.



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LOCATION INFORMATION

LOCATION MAPS

BUSINESS MAP

DEMOGRAPHICS

AVAILABLE SPACES

ANALYSING OPERATING DATA

FINANCIAL ANALYSIS

CASH IN CASH OUT



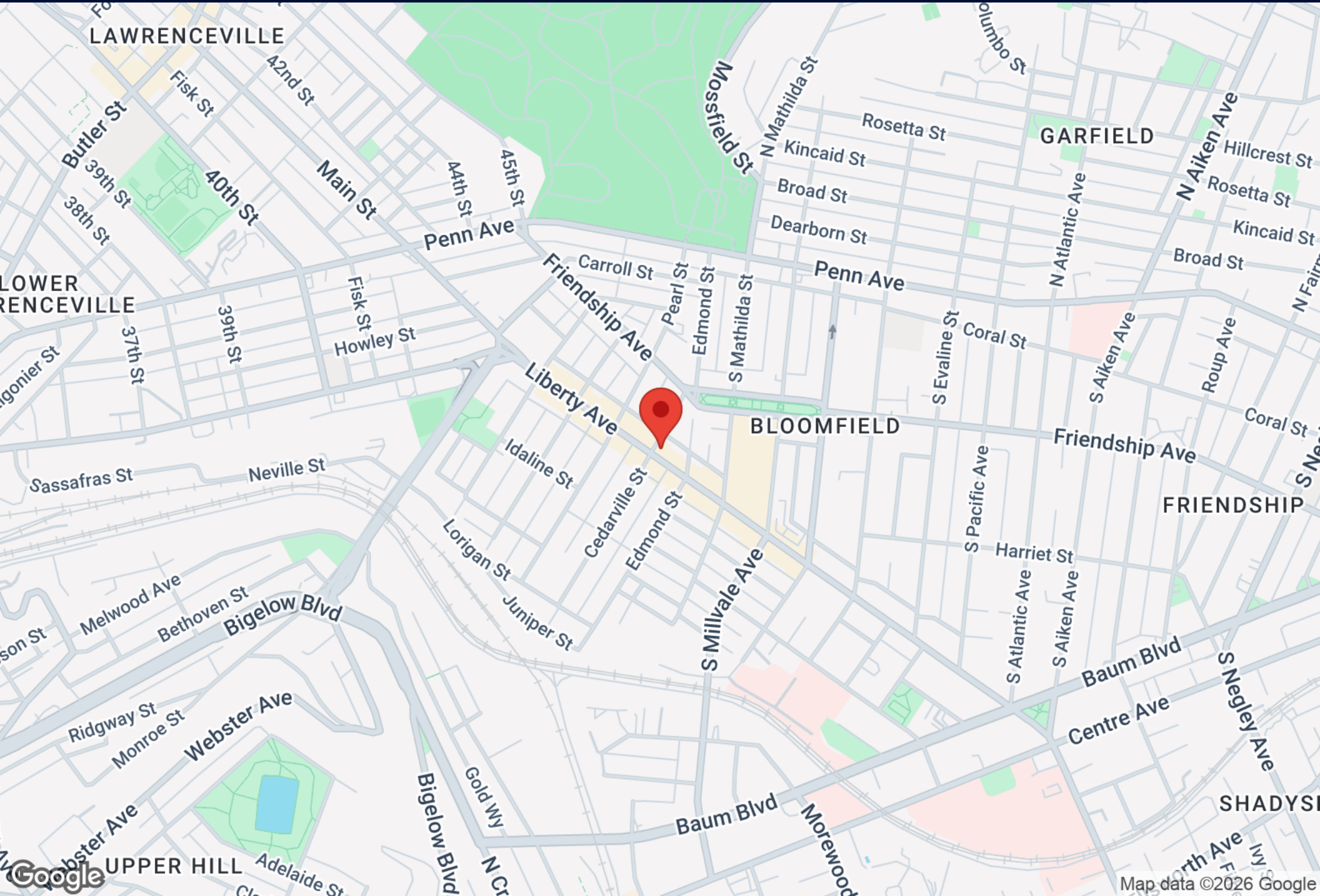
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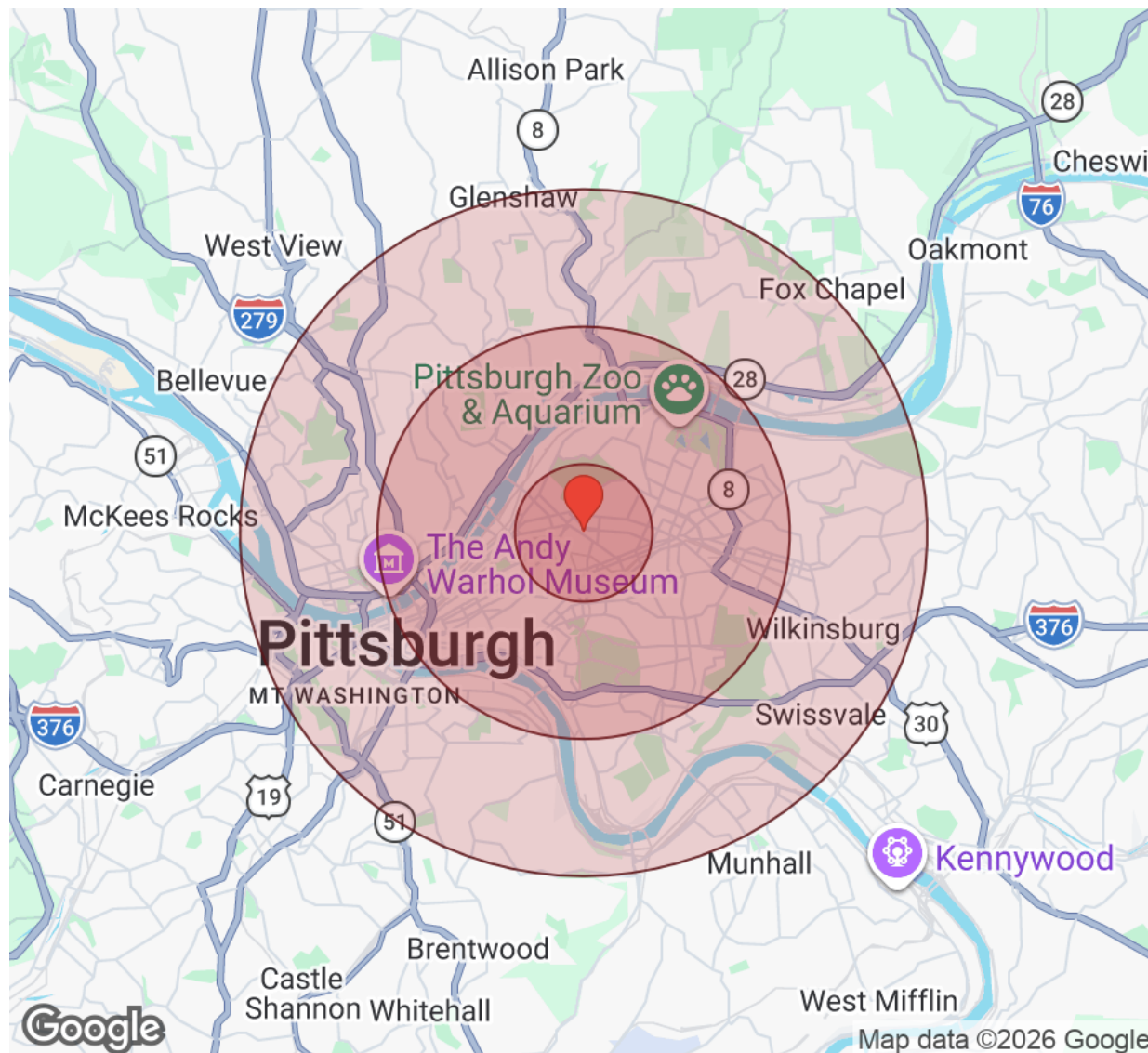
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BUSINESS MAP

4729 LIBERTY AVE
4729 Liberty Avenue
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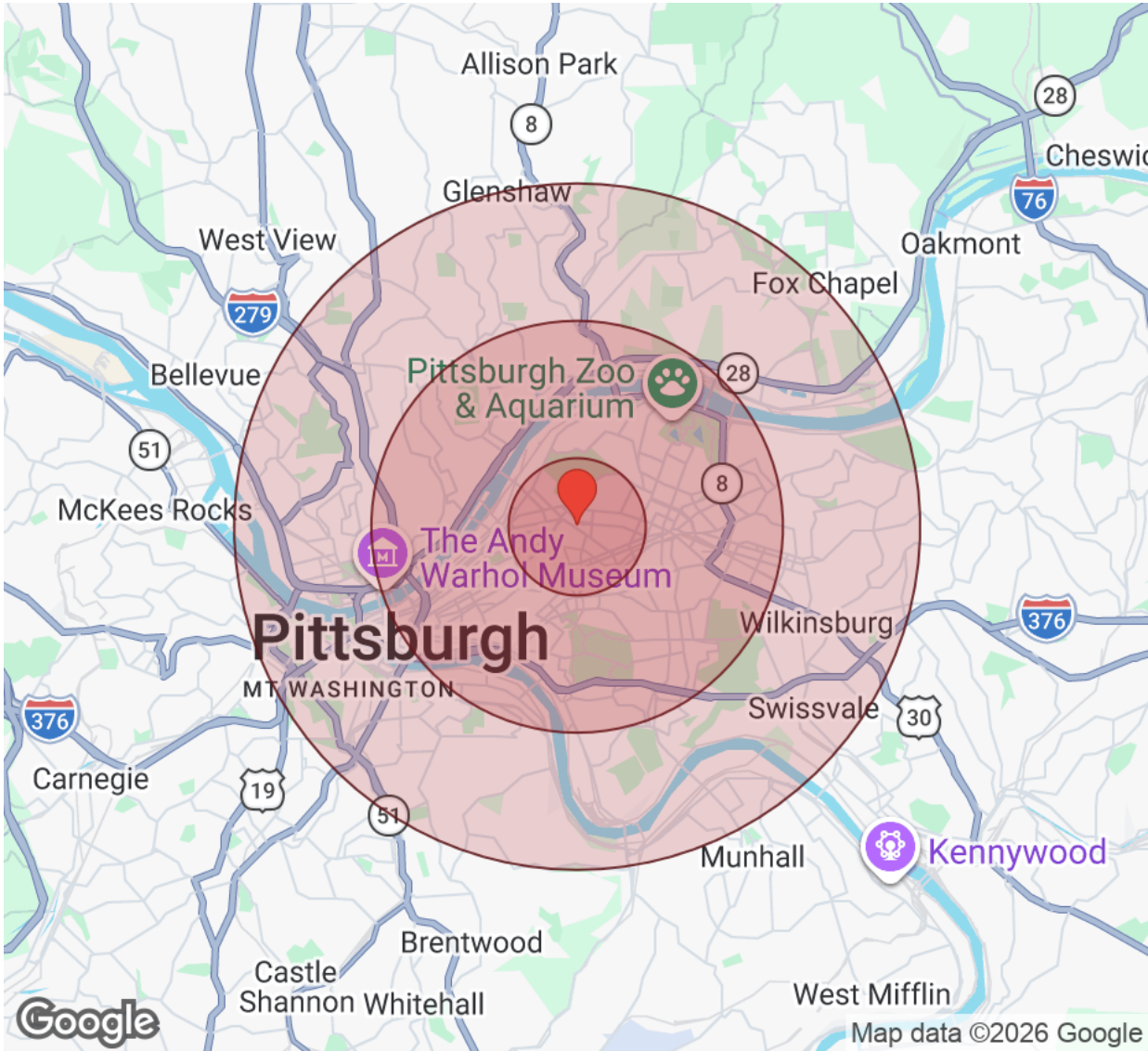
Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	16,316	91,618	170,419
Female	16,777	97,095	178,669
Total Population	33,093	188,713	349,090

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	21,560	126,891	228,689
Black	5,000	32,912	76,939
Am In/AK Nat	30	208	349
Hawaiian	3	19	35
Hispanic	1,413	7,926	13,300
Asian	4,272	15,625	20,177
Multiracial	735	4,416	8,448
Other	79	717	1,152

Housing	1 Mile	3 Miles	5 Miles
Total Units	20,981	100,858	187,663
Occupied	18,875	89,876	166,308
Owner Occupied	5,728	34,094	74,219
Renter Occupied	13,147	55,782	92,089
Vacant	2,106	10,983	21,355

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,929	20,564	44,046
Ages 15 - 24	5,543	42,830	60,438
Ages 25 - 54	16,578	79,373	147,875
Ages 55 - 64	2,812	16,883	36,600
Ages 65+	5,229	29,065	60,130



Distance: 1 Mile 3 Miles 5 Miles

Income	1 Mile	3 Miles	5 Miles
Median	\$66,499	\$71,743	\$71,780
Under \$15k	2,363	11,800	21,690
\$15k - \$25k	1,386	6,486	11,266
\$25k - \$35k	1,579	6,251	11,186
\$35k - \$50k	2,123	9,318	17,881
\$50k - \$75k	3,086	12,870	24,355
\$75k - \$100k	1,962	10,112	19,221
\$100k - \$150k	2,680	13,278	25,584
\$150k - \$200k	1,493	6,900	13,190
Over \$200k	2,203	12,863	21,934

AVAILABLE SPACES

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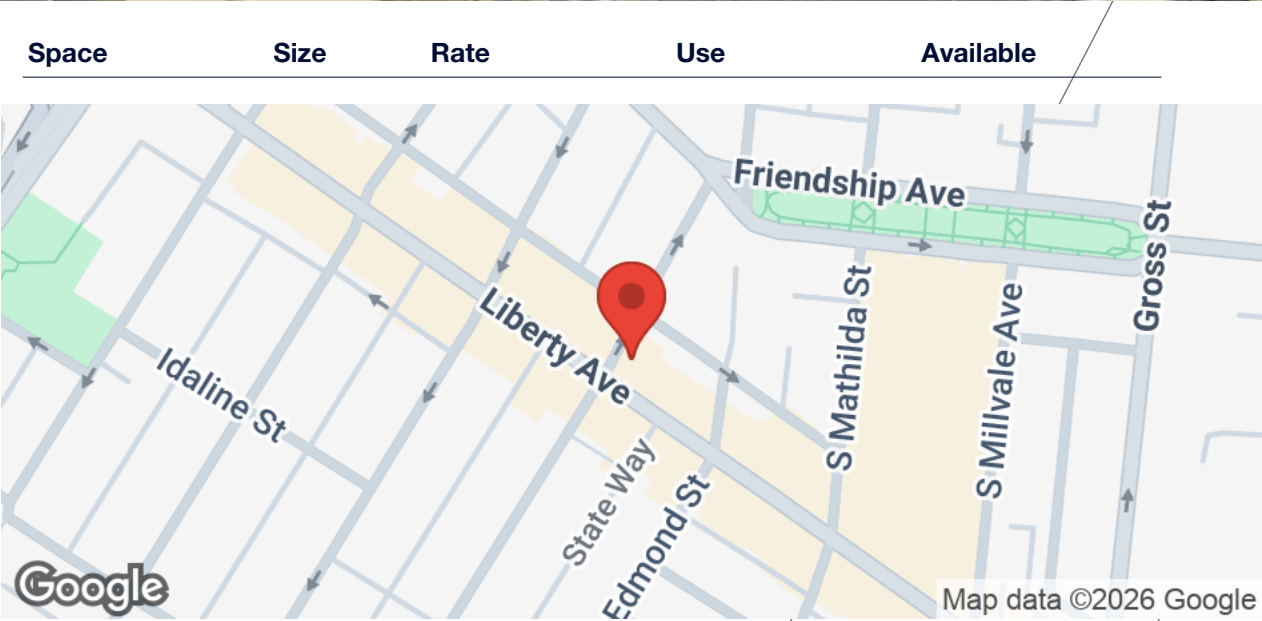
MIXED USE

FOR LEASE



Property Description

Situated in the heart of Pittsburgh's historic Bloomfield neighborhood ("Little Italy"), 4729 Liberty Avenue presents a turnkey leasing opportunity for the legendary Pleasure Bar space. This fully equipped commercial property features a complete kitchen layout, functional commercial refrigeration, an established bar setup, and dedicated dining areas across a flexible multi-level footprint. The lease includes a full Pennsylvania liquor license, allowing for seamless operational startup. Positioned along high-traffic Liberty Avenue at a signalized intersection, the property benefits from dense



ANNUAL PROPERTY OPERATING DATA

4729 LIBERTY AVE
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Description Year Ending	Year 1 08/2027	Year 2 08/2028	Year 3 08/2029	Year 4 08/2030	Year 5 08/2031
Income					
Rental Income	\$116,940	\$120,448	\$124,062	\$127,783	\$131,617
Gross Scheduled Income	\$116,940	\$120,448	\$124,062	\$127,783	\$131,617
Turnover Vacancy	(\$5,847)	(\$6,022)	(\$6,203)	(\$6,389)	(\$6,581)
Gross Operating Income	\$111,093	\$114,426	\$117,859	\$121,394	\$125,036
Expenses					
Speed Analysis Expenses	(\$27,321)	(\$27,321)	(\$27,321)	(\$27,321)	(\$27,321)
Total Operating Expenses	(\$27,321)	(\$27,321)	(\$27,321)	(\$27,321)	(\$27,321)
Operating Expense Ratio	24.59%	23.88%	23.18%	22.51%	21.85%
Net Operating Income	\$83,772	\$87,105	\$90,538	\$94,073	\$97,715

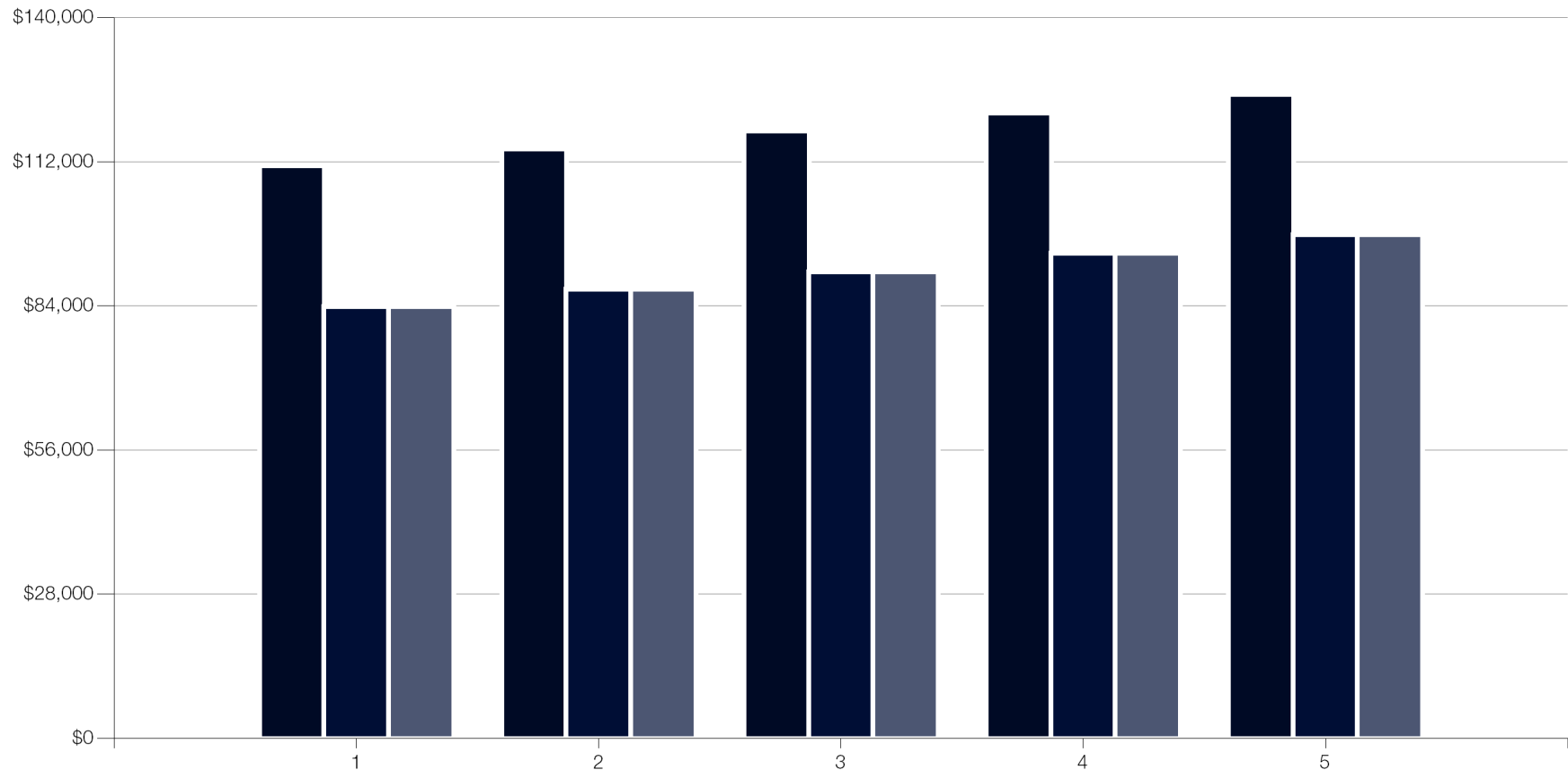


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OPERATING INCOME ANALYSIS

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Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$111,093	\$83,772	\$83,772
2	\$114,426	\$87,105	\$87,105
3	\$117,859	\$90,538	\$90,538
4	\$121,394	\$94,073	\$94,073
5	\$125,036	\$97,715	\$97,715

CASH IN CASH OUT

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Net Operating Income	\$83,772	\$87,105	\$90,538	\$94,073	\$97,715
Debt Service					
Loan Interest	\$0	\$0	\$0	\$0	\$0
Principal Payments	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$83,772	\$87,105	\$90,538	\$94,073	\$97,715
Projected Property Value	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Resale Expenses	\$0	\$0	\$0	\$0	\$0
Proceeds Before Debt Payoff	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
Net Proceeds From Sale	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Before Tax IRR	4.19%	4.27%	4.35%	4.43%	4.52%

* Cash Flow IRR based upon net cash flow and principal payments



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AGENT PROFILE

PROFESSIONAL BIO
DISCLAIMER



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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

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