



OFFERING MEMORANDUM

2417 E Carson Street
Pittsburgh PA 15203



HOWARD HANNA
REAL ESTATE SERVICES

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HOWARD HANNA
REAL ESTATE SERVICES



PROPERTY OM | Contents

2417 E Carson Street

EXECUTIVE SUMMARY

TERMS

Cash, Conventional Financing, 1031

DUE DILIGENCE PERIOD

30-45 Days anticipated due diligence period

CLOSING

Deed conveys upon closing

TOURS

By appointment only

CONTACTS

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701 Washington Road
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Property

Highlights

Tremendous opportunity within the Southside of Pittsburgh. Zoned Commercial, LNC (local neighborhood commercial) this building has many uses.

New Roof and new electronic gate for parking lot. This space provides ample secured parking options as well as security for the building. Office and warehouse space available as well as two separate bathroom areas. Newer garage bay at rear of main floor.

PURCHASE PRICE	1,200.000.00
ASSESSED VALUE (2026)	568,100.00
ANNUAL TAXES (2026}	15,087.00
BUILDING SIZE	+/-5000 sq ft
LOT SIZE	,32 acres
OCCUPANCY	Owner Occupied



PROPERTY

ADDRESS 2417 E Carson Street
Pittsburgh Pa 15203

BUILDING SIZE +/- 5000 SF
2 Floors

PARKING 23 Parking spots
1 Garage bay
electronic gated lot

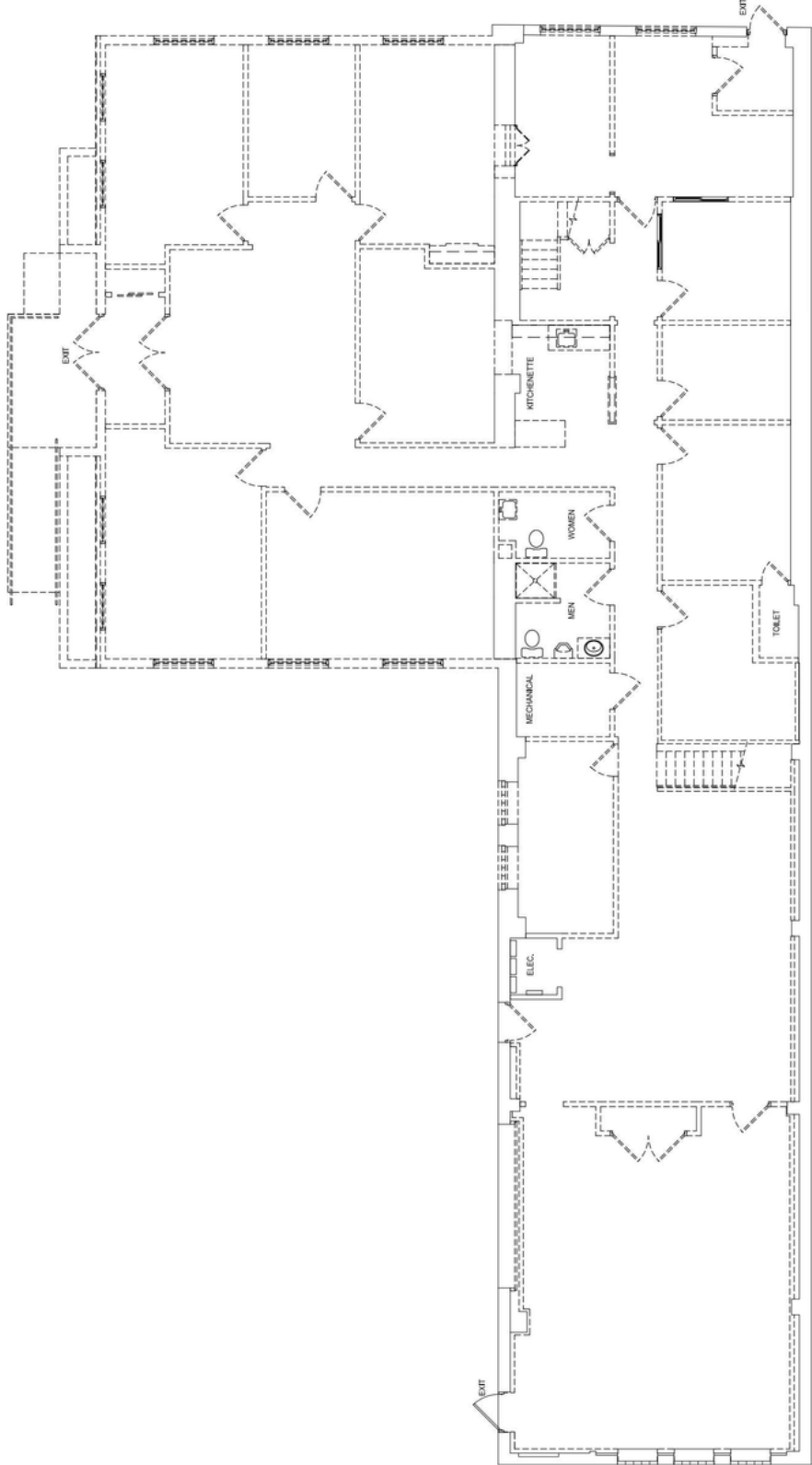


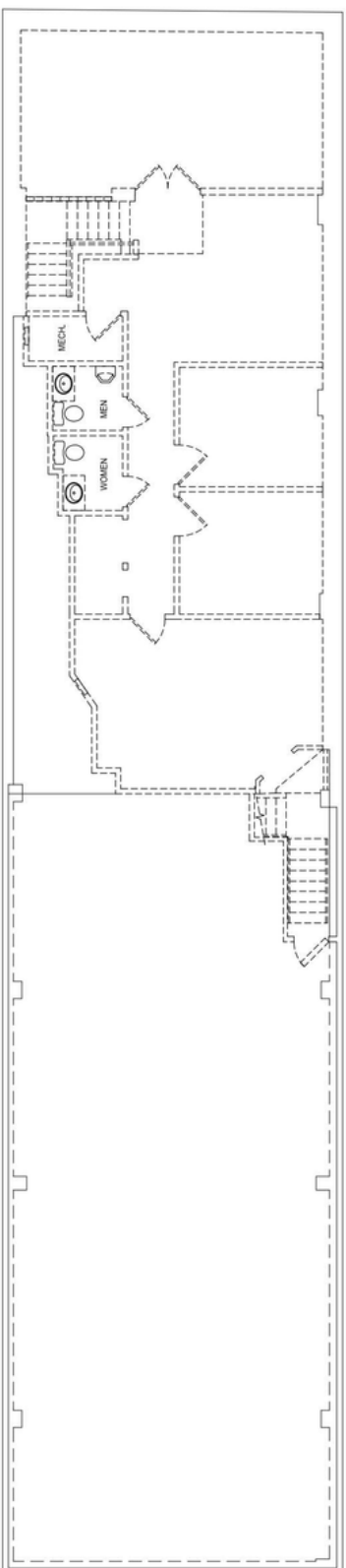
Photos



Photos







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