

REMAX
COMMERCIAL®

FOR SALE

3707 Butler St

MULTIFAMILY

- Prime Butler Street Location
- Established Commercial Tenant
- Vacant Third-Floor Apartment
- Two-Car Rear Garage
- Move-In-Ready Condition

RE/MAX
COMMERCIAL®

RE/MAX SELECT REALTY

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PROPERTY SUMMARY

3707 BUTLER ST
3707 Butler Street
Pittsburgh, PA 15201



Property Summary

Price:	\$769,900
Address1:	3707 Butler Street
APN:	0049-J-00098-0000-00
Building SF:	2,550
Lot Size:	2,000 SF
Floors:	3
Parking:	2
Zoning:	Commercial

Property Overview

3707 Butler Street is a well-maintained, move-in-ready mixed-use property containing approximately 2,550 square feet across three floors. The first and second floors total 1,850 square feet and are occupied by an established commercial tenant who will remain after the sale. The vacant third floor offers a 700-square-foot, one-bedroom apartment with hardwood floors and private outdoor space. Additional features include an updated façade, storefront windows, separate entrances and utilities, rear porches, a basement, and a two-car garage with direct alley access. The property is well suited for investors or future owner-users.

Location Overview

3707 Butler Street is located in Lawrenceville, one of Pittsburgh's most active and recognizable urban neighborhoods. The area is known for its walkable streets, historic architecture, renovated rowhomes, and strong mix of established businesses and newer concepts. Butler Street serves as the neighborhood's primary commercial corridor, featuring independent restaurants, cafés, boutiques, breweries, fitness studios, and professional services. The surrounding blend of residential density and street-level activity creates a vibrant setting that supports both the commercial and residential uses of the property.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

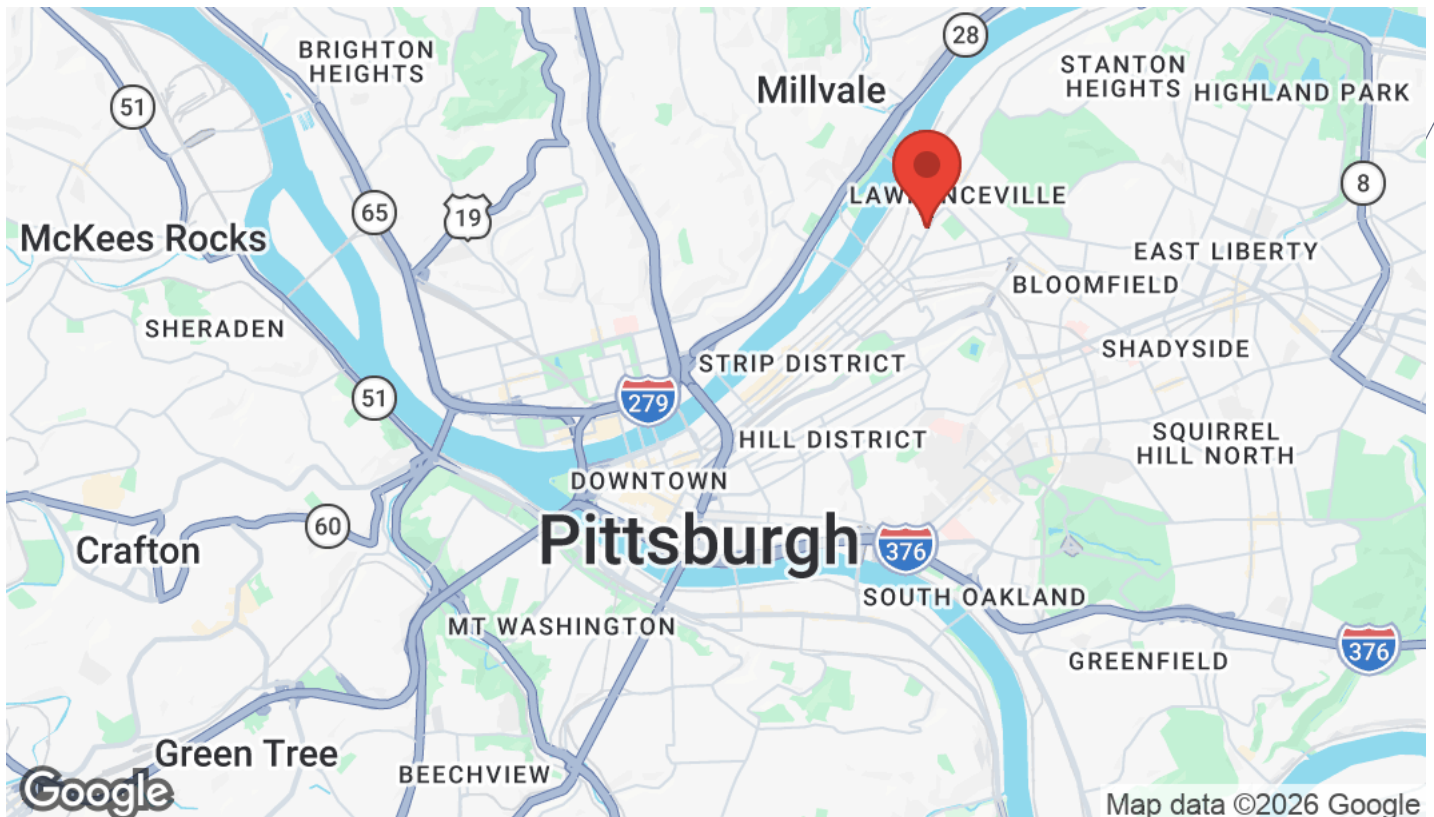
PROPERTY PHOTOS

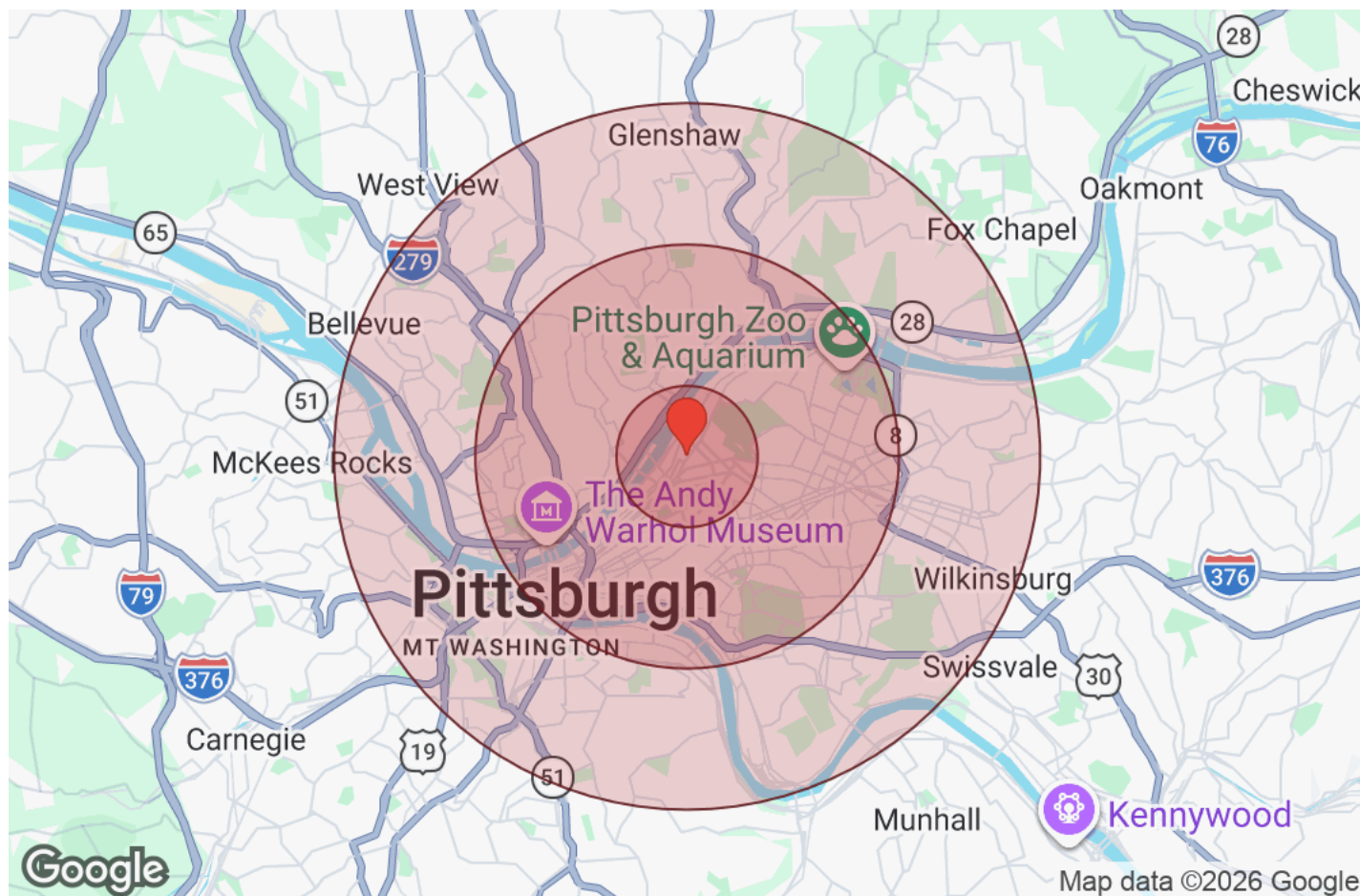
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,793	91,181	171,692
Female	8,755	93,778	178,689
Total Population	17,547	184,960	350,383

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	13,757	124,700	236,158
Black	1,858	32,904	70,147
Am In/AK Nat	14	222	350
Hawaiian	4	18	35
Hispanic	660	8,009	13,560
Asian	835	14,168	20,357
Multiracial	388	4,199	8,549
Other	32	740	1,191

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,447	98,188	186,256
Occupied	10,121	87,400	165,594
Owner Occupied	3,995	32,547	75,169
Renter Occupied	6,126	54,853	90,425
Vacant	1,325	10,789	20,662

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,656	18,946	44,611
Ages 15 - 24	1,590	42,902	60,418
Ages 25 - 54	9,410	78,714	149,088
Ages 55 - 64	1,820	16,815	36,700
Ages 65+	3,072	27,582	59,565

Income	1 Mile	3 Miles	5 Miles
Median	\$87,982	\$72,093	\$73,230
Under \$15k	866	11,914	20,885
\$15k - \$25k	463	6,110	10,880
\$25k - \$35k	658	6,032	11,100
\$35k - \$50k	943	8,748	17,194
\$50k - \$75k	1,512	12,487	24,511
\$75k - \$100k	1,190	9,813	19,673
\$100k - \$150k	1,967	13,580	26,143
\$150k - \$200k	899	6,490	13,226
Over \$200k	1,622	12,226	21,981