

# PROPERTY FOR SALE

232 3RD AVENUE, CARNEGIE, PA 15106

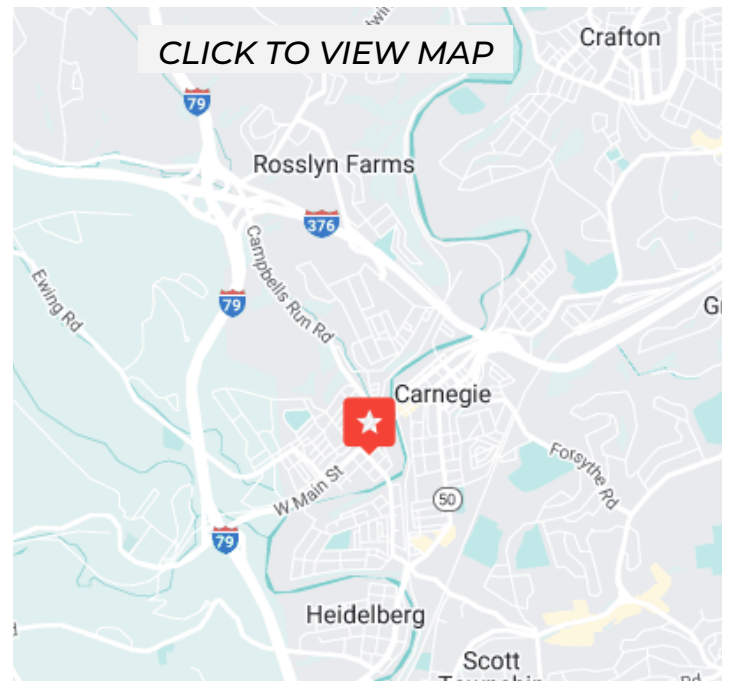


**ASKING PRICE:  
\$465,000**



## PROPERTY FEATURES:

- Turn of the century building has been well preserved and updated with ADA restrooms and ramp.
- The total usable square feet 4,200 on three floors, plus a full basement for storage.
- Newer paint and carpet throughout. Extremely well maintained.
- Zoned D2 - Cultural District. Ideal for retail establishment with multi-family or office
- Walk up with fire escape for exterior egress.
- Corner lot with ample street parking
- Great access to Pittsburgh International Airport, Downtown Pittsburgh, Parkway West and I-79
- Currently vacant; former accounting office



### CONTACT:

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**HANNA LANGHOLZ WILSON ELLIS**

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,963	75,318	202,841
AVG. HH INCOME	\$71,243	\$96,129	\$93,164
HOUSEHOLDS	5,769	34,902	90,660
TOTAL BUSINESSES	542	4,006	9,083

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