



# INVESTMENT OPPORTUNITY

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**1726 EAST CARSON ST.**  
*SOUTHSIDE, PITTSBURGH, PA 15203*

CONTACT:

**JAY PHOEBE**

[jphoebe@hannacre.com](mailto:jphoebe@hannacre.com)

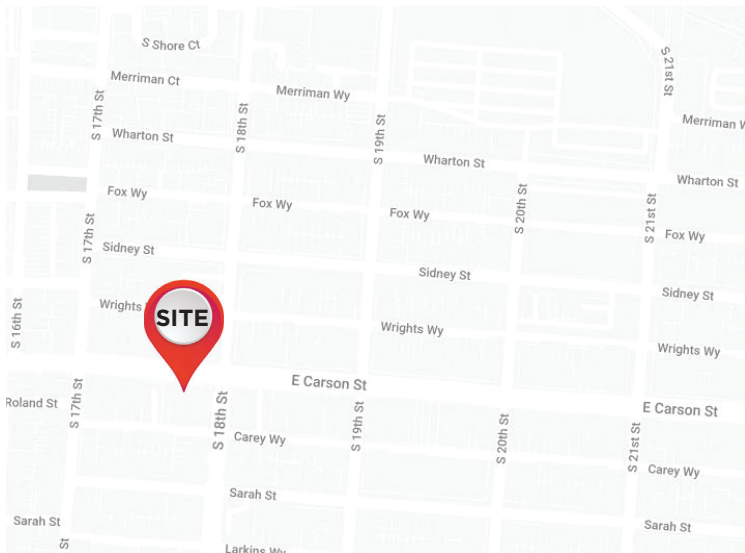
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[HANNACRE.COM](http://HANNACRE.COM)

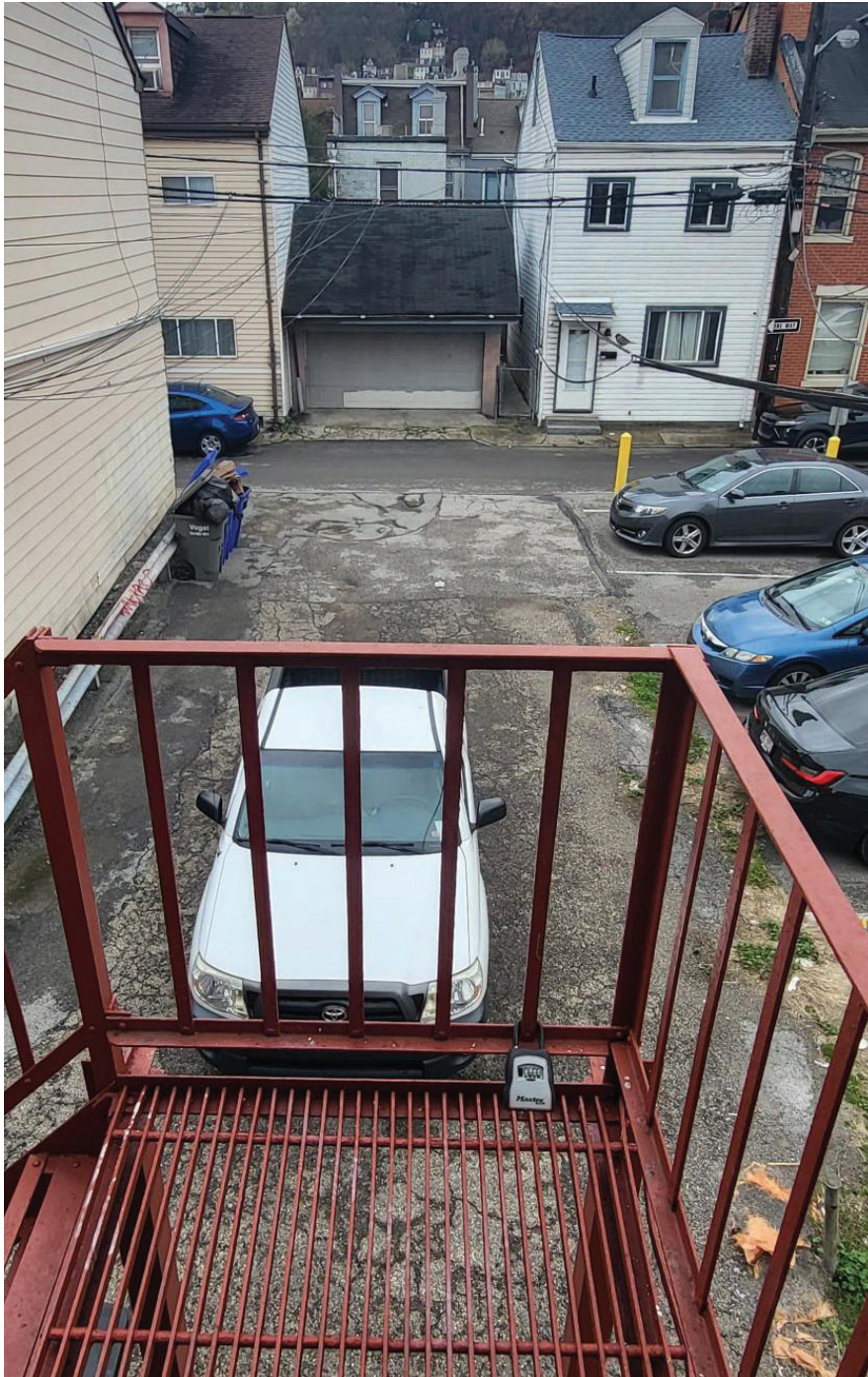
# Property Overview

- Investment opportunity or Owner/User for Sale
- 1st floor Retail ( Long term Lease with Options )
- 2br/1ba apartment on the 2nd floor
- On-site parking for 4 vehicles
- Tenants pay utilities
- Apartment vacant - separate HVAC systems

Sale Price: **\$425,000**







# 2024 Pro Forma

Gross Potential Income	\$37,800
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## Expenses

Taxes	\$3,283	
Insurance	\$1,808	
Maintenance & Repairs	\$7,000	
Utilities	\$2,000	
<b>Total Expenses</b>	<b>\$14,091</b>	

Net Operating Income	\$23,709
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## Rent Roll

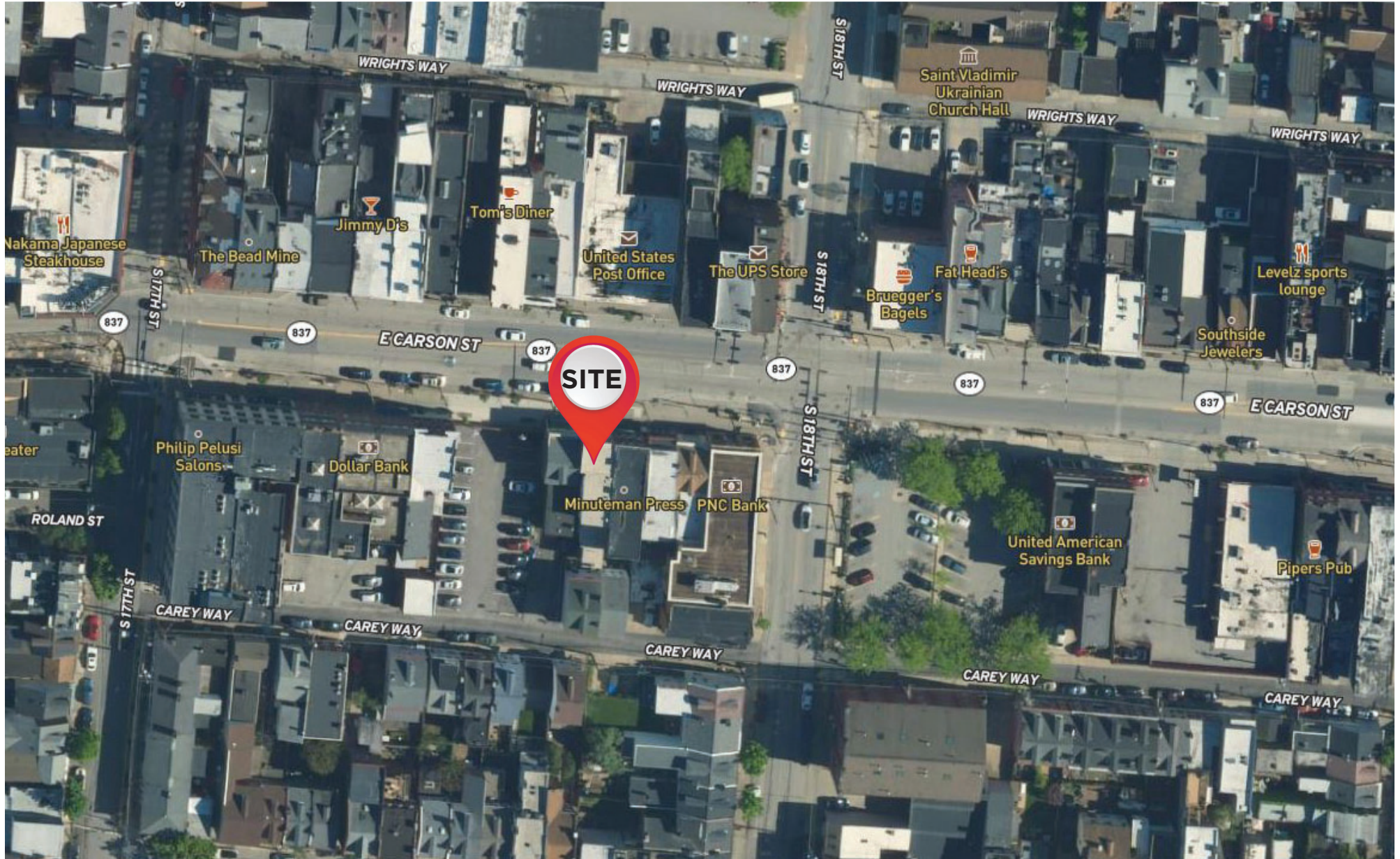
			Monthly Rent	Exp. Date
1st Floor	Boost Mobile	Retail	\$1,750	5/31/2025
2nd Floor		2 BA/ 1 BA	\$1,400	Vacant

Tenants pay gas and electric

## Three - One Year Renewals

Year 1	\$1,785/mo	\$21,420/yr
Year 2	\$1,820/mo	\$21,848/yr
Year 3	\$1,857	\$22,285/yr

# Aerial



# Southside Market Overview



The Southside neighborhood of Pittsburgh has a rich history that spans centuries, reflecting the city's industrial roots and its transformation over the years. Originally known as Birmingham, Southside was settled in the mid-18th century. It grew alongside the expansion of industry in Pittsburgh, particularly during the 19th century. The area became a hub for glass manufacturing, iron and steel production, and other industrial activities. Factories, mills, and worker housing characterized the landscape.

As the steel industry declined in the latter half of the 20th century, the Southside, like many industrial areas, faced economic challenges. Factories closed, and the neighborhood experienced a period of decline. In the 1960s and 1970s, urban renewal projects aimed at revitalizing the area led to changes in infrastructure and land use.

Starting in the late 20th century, the Southside underwent a significant transformation. The decline of heavy industry opened up opportunities for redevelopment. The historic charm of the neighborhood, with its narrow streets and Victorian architecture, attracted residents and businesses alike.

Today, the Southside is a vibrant and eclectic neighborhood known for its lively entertainment scene, unique shops, and a mix of historic and modern architecture. East Carson Street, the main thoroughfare, is lined with bars, restaurants, and boutiques.

The Southside's history is evident in its diverse architecture, historic landmarks, and the resilience of its community. As Pittsburgh continues to evolve, the Southside remains an integral part of the city's narrative.

## KEY FACTS

25,466

Population

29.7

Median Age



Average Household Size

\$48,221

Median Household Income

## BUSINESS



1,405

Total Businesses



23,327

Total Employees

## INCOME



\$48,221



\$35,376



\$14,810

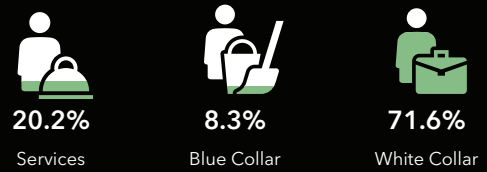
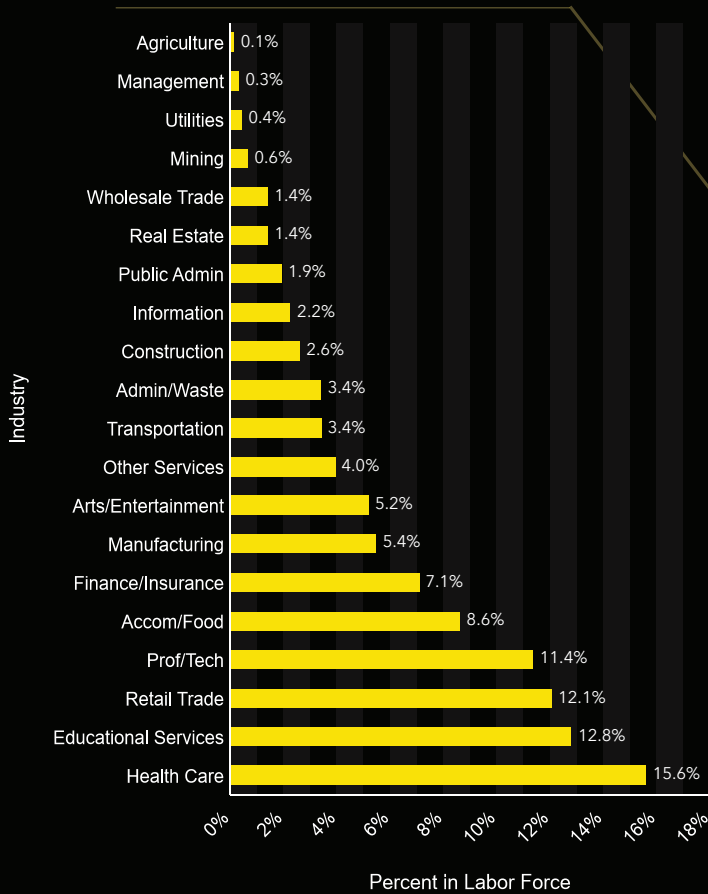
# Economic Development Profile

1910 E Carson St, Pittsburgh, Pennsylvania, 15203

Ring of 1 mile

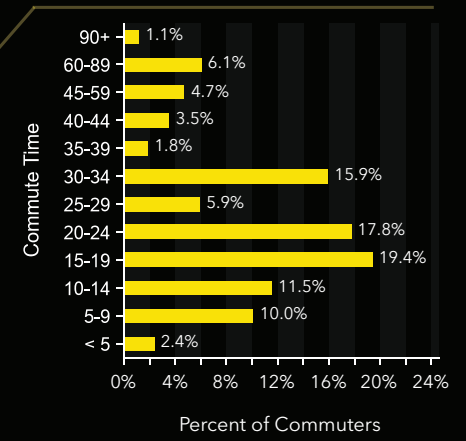


## Labor Force by Industry



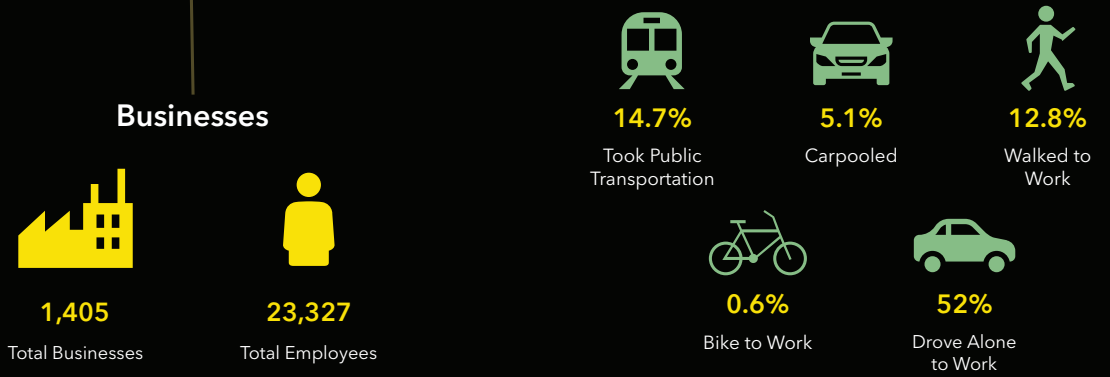
## Employment

## Commute Time: Minutes



# Workforce Overview

## Transportation to Work

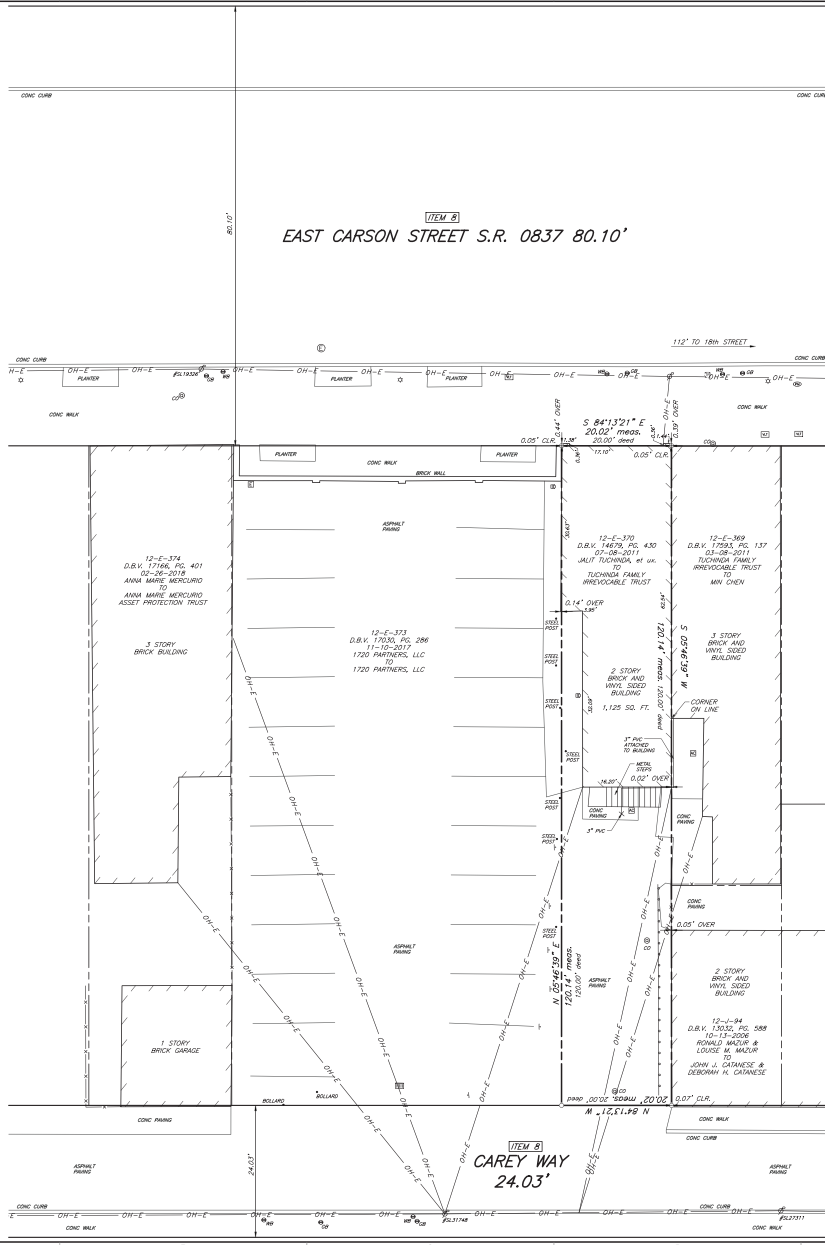


## Businesses



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).





**A.L.T.A. COMMITMENT**  
**CHICAGO TITLE INSURANCE COMPANY**  
**EXCEPTIONS - SCHEDULE B - SECTION II**

The following items are exceptions outlined in Schedule B - Section II, A.L.T.A. Commitment for Title Insurance, Chicago Title Insurance Company, Commitment No. 19-0374, effective date September 25, 2018.

6. All roads, public or private, affecting the premises.  
 East Carson Street and Carey Way are platted.

9. Common Sewer Lateral Maintenance and Easement Agreement by Charles Tuchinda, Nicole Tuchinda and Jay Tuchinda, as Co-Trustees of the Tuchinda Family Irrevocable Trust dated February 19, 2016 and recorded April 20, 2016 in Deed Book Volume 14259, Page 289.

This item is located on the subject property but is not plotted because the location cannot be determined from the record documents.

**PROPERTY DESCRIPTION**  
**(PER TITLE COMMITMENT)**

ALL THAT CERTAIN lot or lots of ground situate in the 17th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the Southern line of East Carson Street a distance of 112 feet Westwardly from the Southeastern corner of East Carson Street and South 16th Street; thence along said line of East Carson Street Westwardly a distance of 20 feet to the line of lot now or formerly of the Blumhans; thence by said line Southwardly of right angle to East Carson Street, a distance of 120 feet to the Northern line of Carey Way; thence along said line of Carey Way Eastwardly a distance of 20 feet to the line of lot now or formerly of Jacob Cahnbaugh; and thence by said line Northwardly of right angles to East Carson Street, a distance of 120 feet to the Southern line of East Carson Street at the place of beginning.

**TOGETHER WITH AND SUBJECT TO** a Common Sewer Lateral Maintenance and Easement Agreement by Charles Tuchinda, Nicole Tuchinda and Jay Tuchinda, as Co-Trustees of the Tuchinda Family Irrevocable Trust, dated February 19, 2016 and recorded April 20, 2016 in Deed Book Volume 14259, Page 289.

Tax ID/Parcel No. 12-E-370.

**SURVEYOR CERTIFICATION**

To: 1726 East Carson, LLC and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 3, 4, 6, 8, 9, 10, 11, 14 and 16 of Table A thereof. The field work was completed on November 5, 2019.

Date of Plat or Map: November 26, 2019

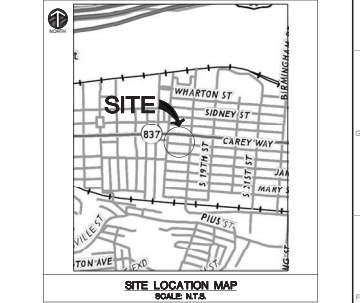
*James R. Brugeman*  
 James R. Brugeman, P.E.  
 No. 50-051732

**PLA ONE CALL**

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017) REQUIRES NO LESS THAN 4 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BURN, BORER, CONCRETE, TRENCH OR BURNISH WHEN IN THE CONSTRUCTION PHASE FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA. CALL TOLL FREE 1-800-484-1776.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MANNINGS AND WILL BE CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE PLATTY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY DETERMINED. THE RESULTS DETECTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

REVISION RECORD		
NO.	DATE	DESCRIPTION



**LEGEND:**

—	FENCE
—O—	OVERHEAD ELECTRIC
—	GUIDE RAIL
+	AC UNIT
□	BOLLARD
○	PARKING METER
○	LIGHT STANDARD
○	CATCH BASIN
○	ROOF DRAIN
○	CLEAN OUT (CO)
○	WATER BOX (WB)
○	GAS BOX (GB)
○	POWER POLE
○	CITY WIRE
○	ELECTRIC MANHOLE
○	TRAFFIC POLE
○	VAULT

- NOTES:**
- PROPERTY IS LOCATED IN FLOOD ZONE 4 (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 48063C00301H, EFFECTIVE DATE SEPTEMBER 26, 2016, ALLEGHENY COUNTY, PENNSYLVANIA.
  - PROPERTY BOUNDARY CORNERS AND PLAIN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE TABLE SOUTH ZONE, AS DETERMINED BY C&E & ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND DPV2 POST-PROCESSING.
  - FIELD SURVEY BY C&E & ENVIRONMENTAL CONSULTANTS, INC. DATED 11-08-2019.
  - NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
  - THERE IS NO MARKED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
  - THERE WAS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.
  - ALL MEASUREMENTS ARE U.S. STANDARD.

ADDRESS: 1726 EAST CARSON STREET, PITTSBURGH, PA 15203

SCALE IN FEET: 0 10 20  
 TOTAL PLAN AREA: 2,403.76 SQ. FT. (0.055 ACRES)

**C&E**  
**Civil & Environmental Consultants, Inc.**  
 333 Baldwin Road, Pittsburgh, PA 15205  
 Ph: 412-429-2324 • 800-365-2324 • Fax: 412-429-2114  
 www.ccecinc.com

**ALTA/NSPS**  
**LAND TITLE SURVEY**  
 Situate in  
**17TH WARD, CITY OF PITTSBURGH**  
**ALLEGHENY COUNTY, PENNSYLVANIA**  
**1726 EAST CARSON, LLC**

DATE:	11-20-2019	SCALE:	1"=10'	SHARING NO.	
DRAWN BY:	JEC	CHECKED BY:	CMU	<b>ALTA</b>	
PROJECT NO.:	195-713	APPROVED BY:	JRB	SHEET	1 OF 1





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