

LAWRENCEVILLE REDEVELOPMENT OPPORTUNITY

FOR SALE

333 45TH STREET, PITTSBURGH, PA 15201

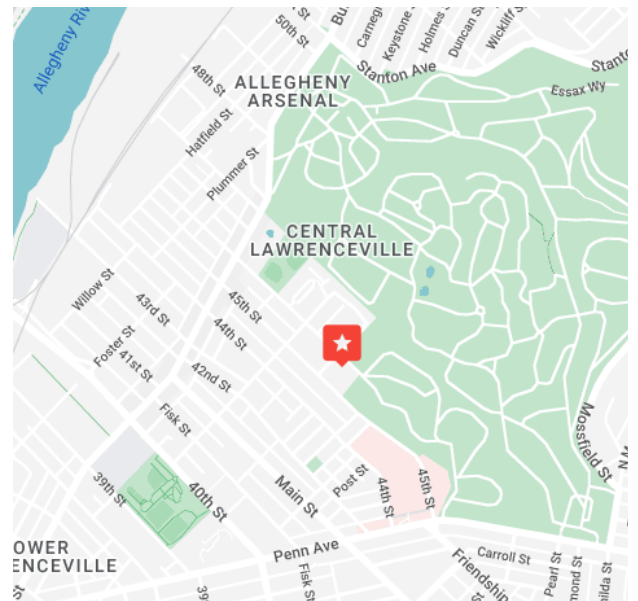


 [CLICK HERE FOR VIDEO TOUR](#)



SITE FEATURES:

- **Redevelopment Opportunity For Sale**
- **Gym on 2 floors: 14,000 ± SF**
- **0.47 Acre Lot**
- Asking Price: \$1,120,000
- Adjacent parcel available
- Located in the heart of Lawrenceville
9th Ward City of Pittsburgh
- Zoned R1A-H

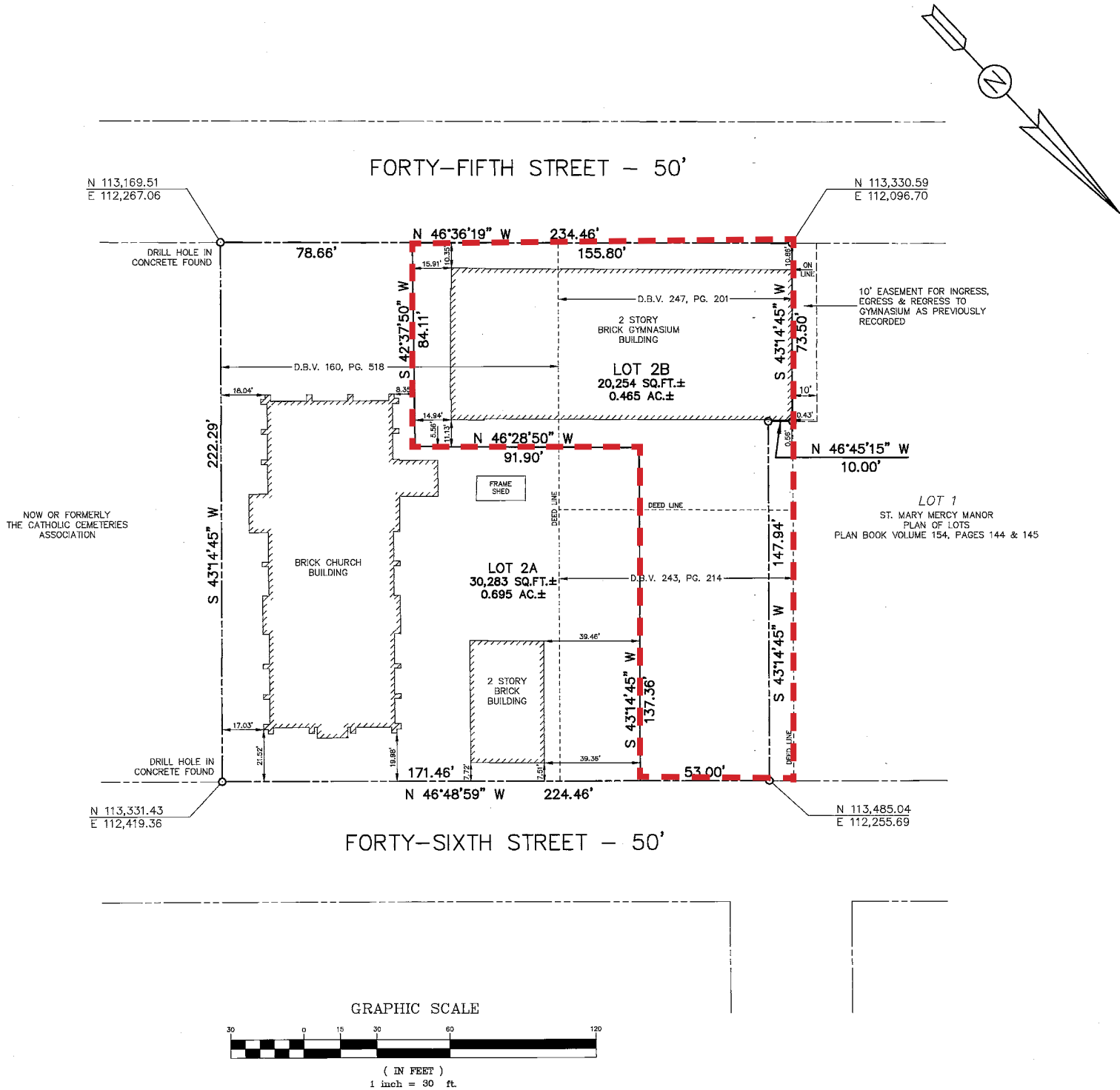


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HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
POPULATION	19,498	87,533	161,090
HOUSEHOLDS	9,519	40,870	72,938
AVG HH INCOME	\$83,556	\$77,846	\$78,932
CONSUMER SPENDING	\$258.5M	\$1.1B	\$1.9B

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