

REDEVELOPMENT OPPORTUNITY

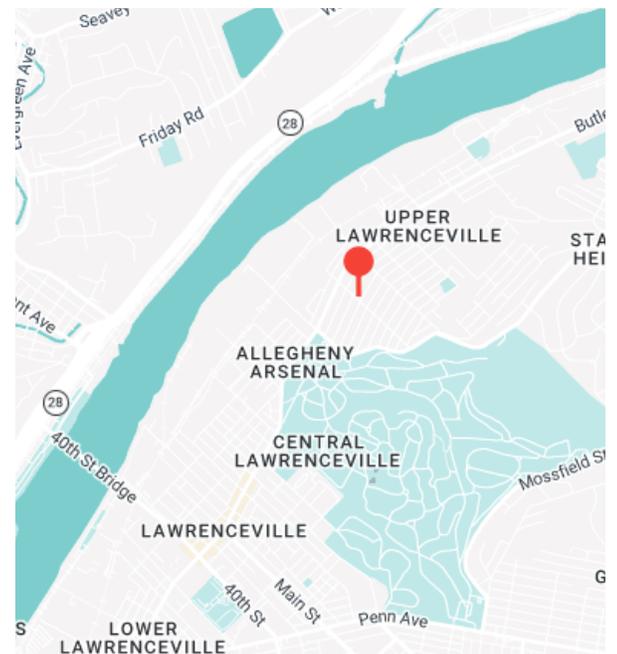
FOR SALE

405-409 52ND STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



PROPERTY FEATURES:

- Three-unit multifamily opportunity in the heart of Lawrenceville, offered at \$425,000
- Prime central location within one of Pittsburgh's most in-demand rental submarkets
- Zoning is R1A-VH (Single-Unit Attached Residential Very High District)
- One unit currently occupied, providing immediate income while two units are prepped for renovation, ideal for an investor seeking upside
- Tenant-paid utilities for gas and electric, with ownership responsible only for water
- Strong value-add upside through renovation of the two vacant units and repositioning rents to Lawrenceville market levels



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