

WAREHOUSE FOR SALE

1202 EAST PITTSBURGH, PITTSBURGH, PA 15112

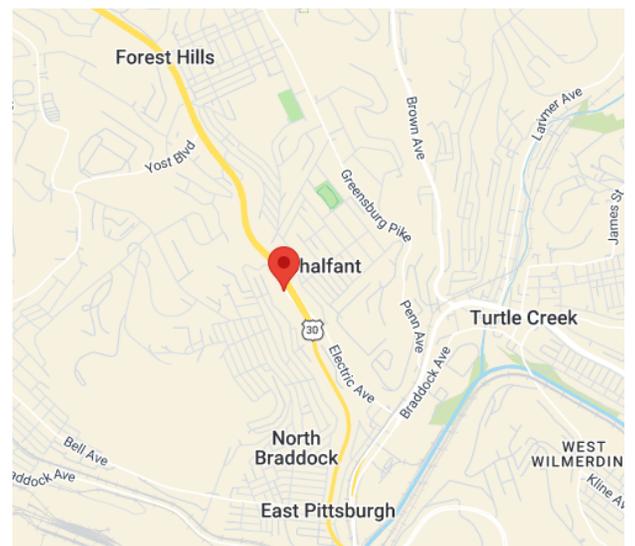


ASKING PRICE: \$499,000



PROPERTY FEATURES:

- Asking Price: \$499,000
- Conveniently located just off Ardmore Blvd (Route 30)
- Easy access to the Parkway East and PA Turnpike
- Three-story brick building with an additional single-story commercial garage
- 2,565 SF of warehouse space
- 1,710 SF of office space
- Four, fully-occupied 1-bed/1-bath apartments



CONTACT:

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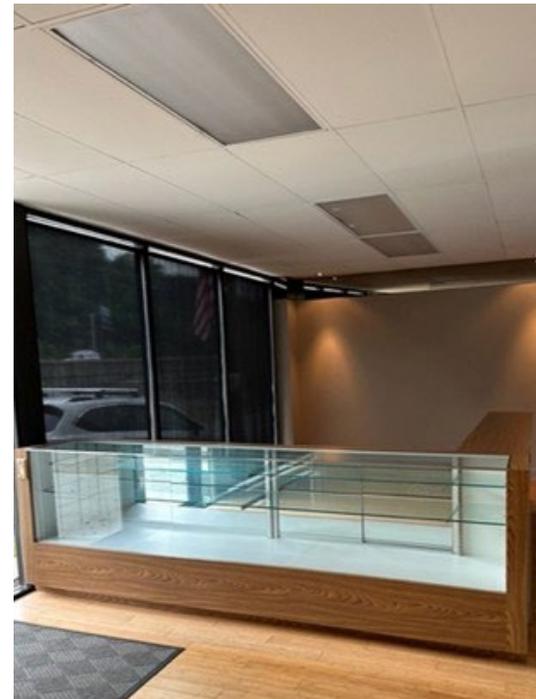
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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222

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FINANCIALS - 2025 PRO FORMA

APARTMENT	MONTHLY RENT	SECURITY DEP.	LEASE EXP.
2R	\$610.00	\$560.00	1.31.2027
2L	\$590.00	\$535.00	3.31.2027
3R	\$635.00	\$635.00	4.30.2026
3L	\$585.00	\$535.00	4.30.2026
Residential tenants pays gas & electric			
Warehouse 2,565 SF Office 1,710 SF	Vacant		
TOTAL MONTHLY INCOME	\$2,420.00	\$2,365.00	
TOTAL YEARLY INCOME	\$29,040.00		
EXPENSES			
Insurance	\$580 (Est.)		
Repairs / Maintenance	\$1,161.60 (4%)		
Taxes	\$7,144.09		
Water/Garbage	\$3,048.00		
Gas/Electric (for vacant space)	\$3,048.00		
TOTAL EXPENSES	\$14,981.69		
NET OPERATING INCOME	\$14,058.30		

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