

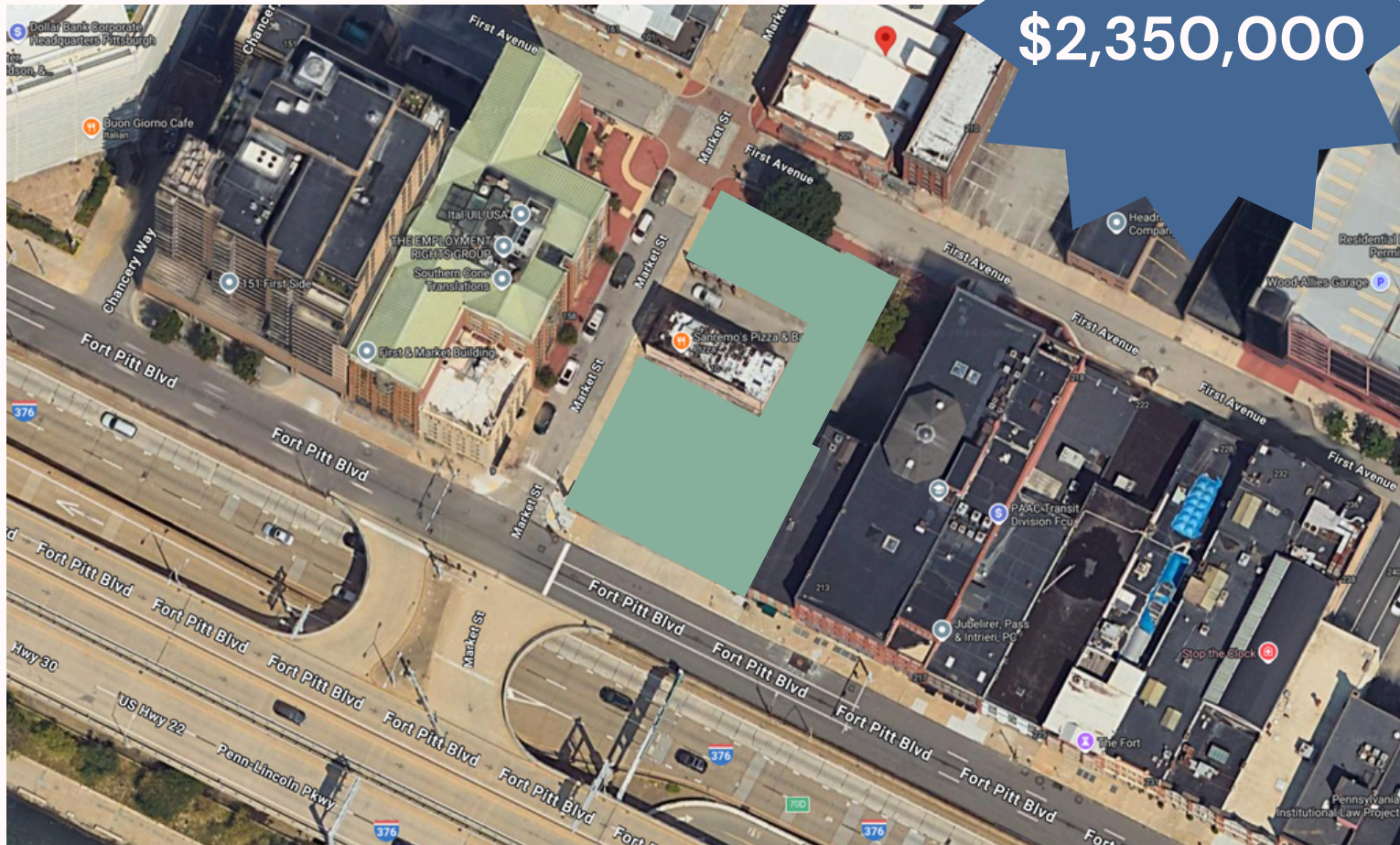


# For Sale

## Central Business District Site

14,382 Square Feet of Vacant Land

**\$2,350,000**



### Key Features:

- Rare Riverfront Location in Downtown Pittsburgh
- Situated between Fort Pitt Boulevard, Market Street, and Boulevard of the Allies
- Four vacant parcels totaling approximately 14,382 square feet

### Availability:

- Sales Price: \$2,350,000
- Lease Rate: \$120,000 NNN annually

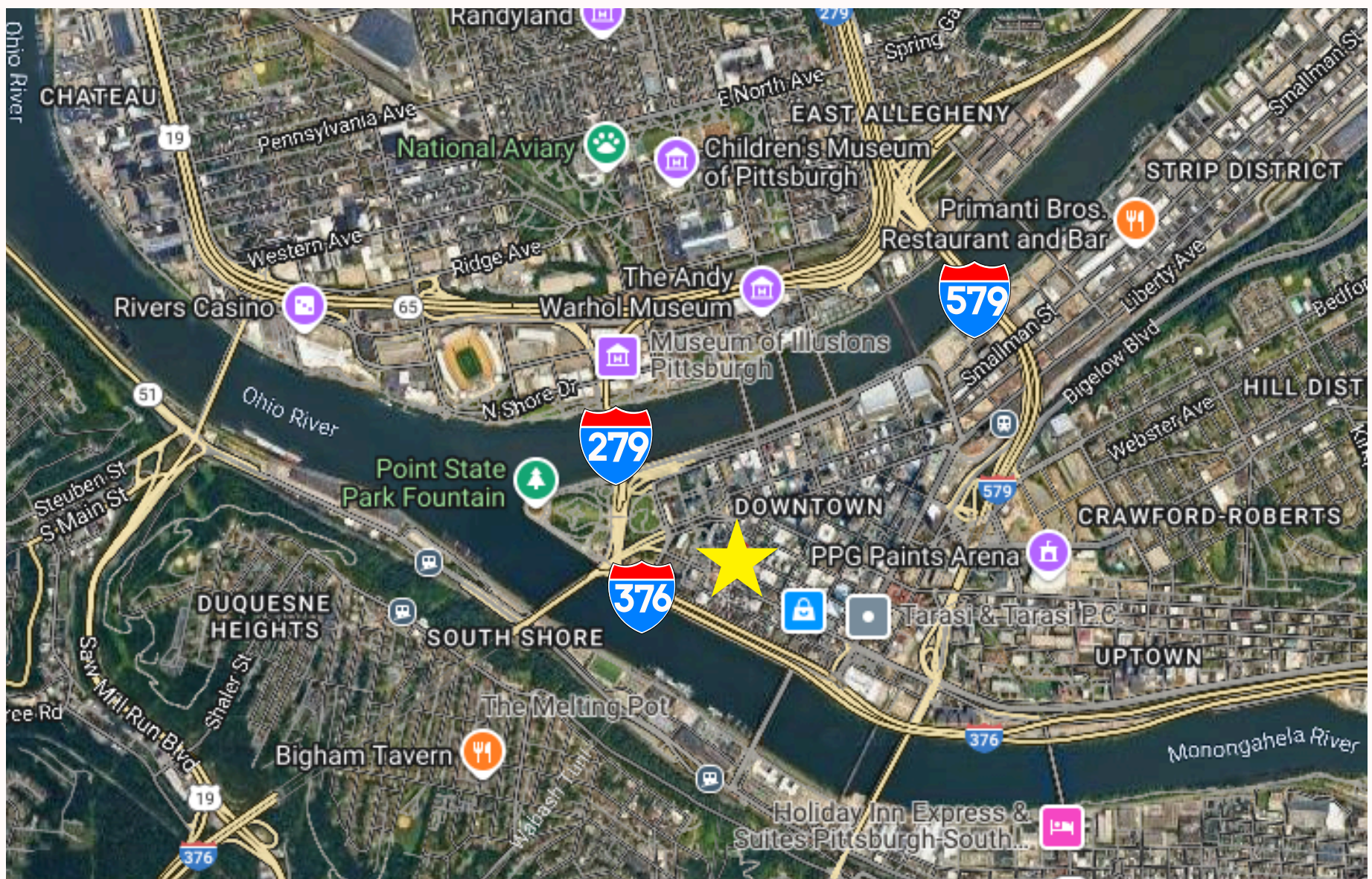
**FOURTH RIVER**  
DEVELOPMENT LLC  
Fourth River Development LLC  
7112 Front River Road  
Pittsburgh, PA 15225  
[www.fourthriverdevelopment.com](http://www.fourthriverdevelopment.com)





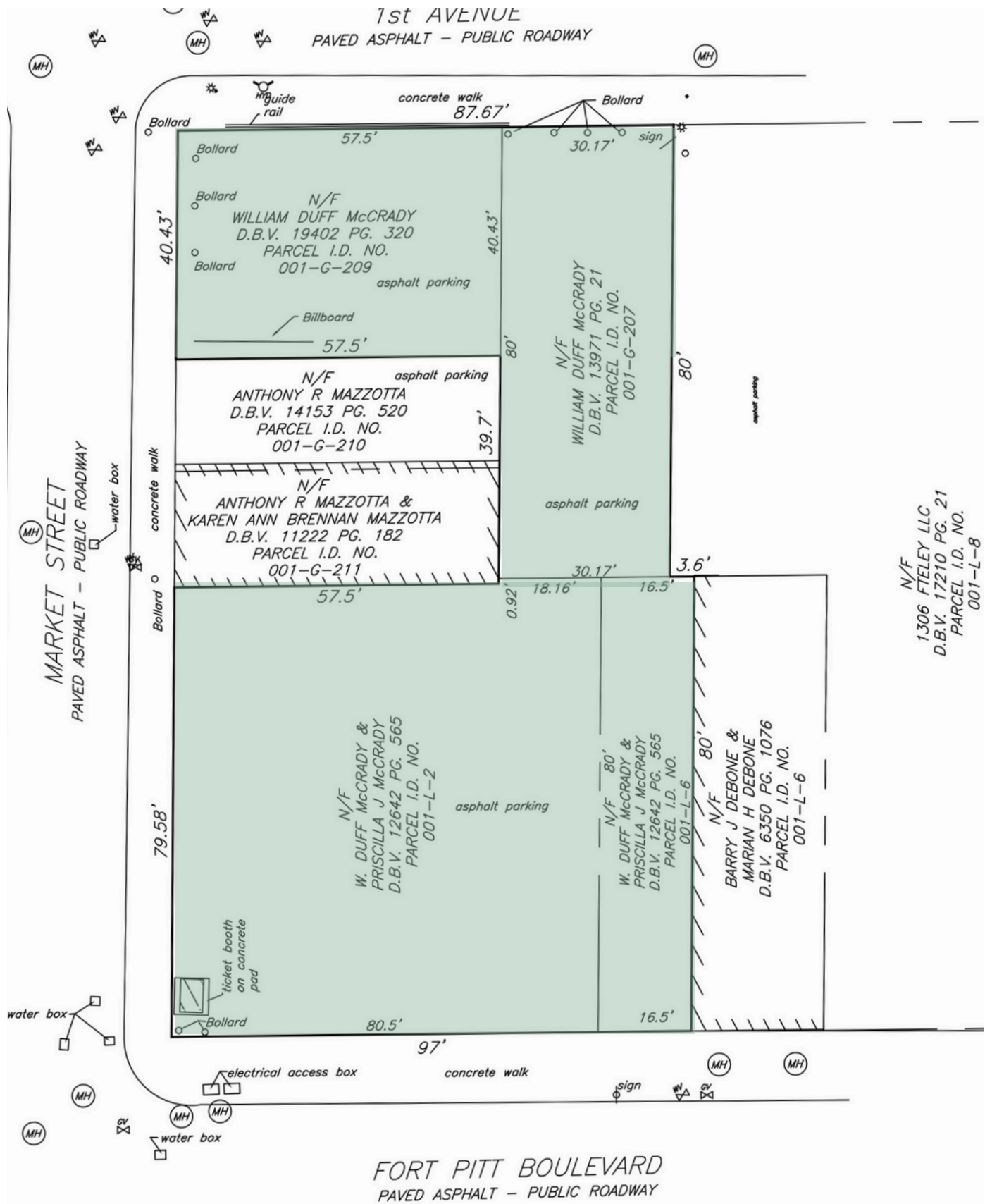
## Additional Features:

- Zoning: GT-C (Golden Triangle District)
- Easy access to I-376, I-279, and all major highways
- Walking distance to key Downtown landmarks, dining, and entertainment, etc
- Suitable for multiple uses including Surface parking, Commercial development, Residential development



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**Tax Parcel IDs:**

- 001-L-2
- 001-L-6
- 001-G-207
- 001-G-209

N/F  
1306 FTELEY LLC  
D.B.V. 17210 PG. 21  
PARCEL I.D. NO.  
001-L-8



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