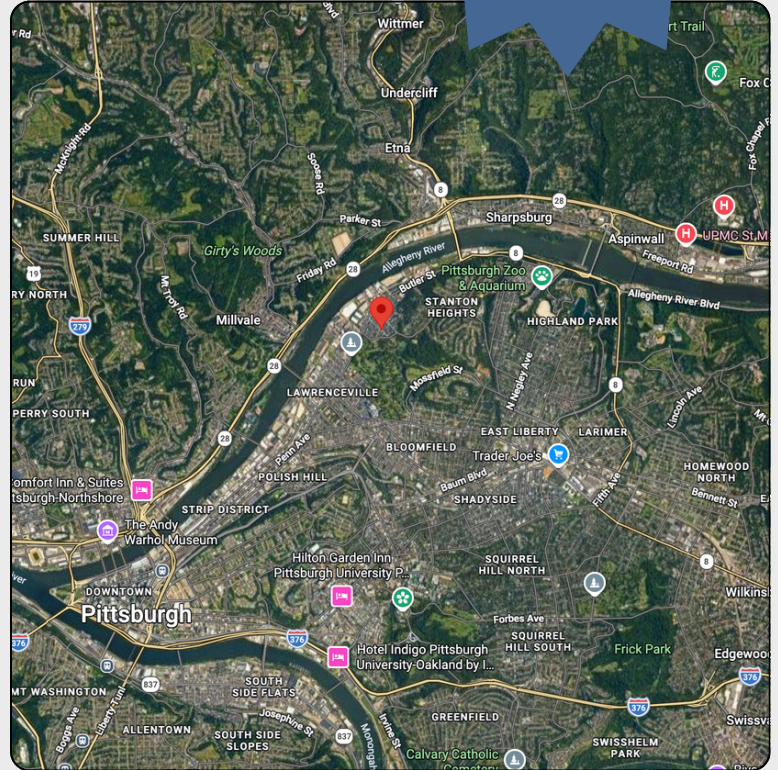


For Sale

Mixed-Use Investment Opportunity in
Lawrenceville

601 52nd Street, Pittsburgh, PA 15201

Contact
Agent for
Price



Key Features:

- **Two-Story Corner Building.** Ground-floor retail + 2nd floor residential
- Ground Floor: Retail commercial space, leased until September 2026
- Excellent street visibility and foot traffic along 52nd Street
- 2BR / 1BA Apartment. In-unit laundry

- **Separate utility metering, ideal for investment ownership**
- **Solid construction with modern updates throughout**
- **Heart of Lawrenceville, surrounded by shops, restaurants, breweries & new development**
- **Walking distance to Butler Street corridor; quick highway access**

Contact Agent for Price, Financials, Rent Roll & Showing Info

Doug Dzurko (724) 705-4338
Associate, Property
Manager Consultant