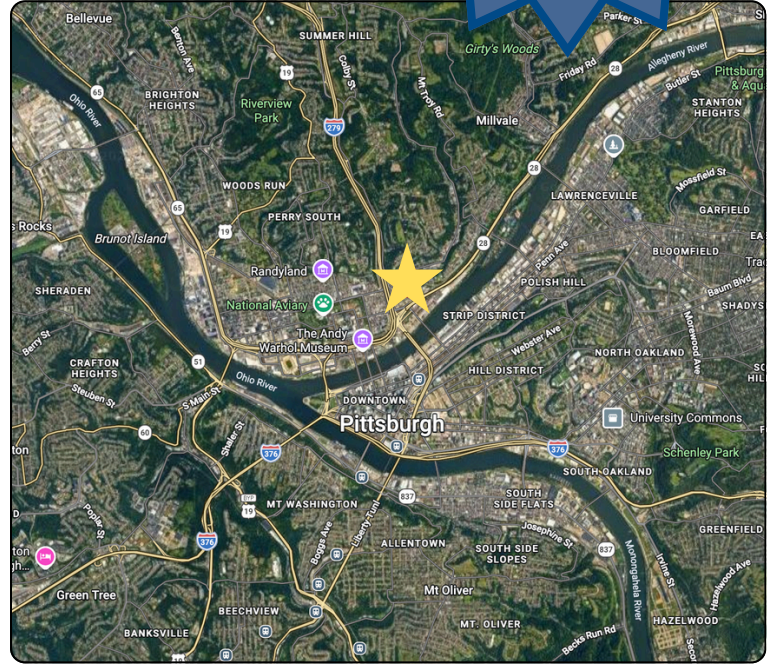


For Sale

Great Redevelopment Opportunity

4,434 SF Flex/Office Building with Vacant Lot
819-820 Chestnut Street, Pgh, PA 15209

\$850,000



Key Features:

- **Land:** Four (4) parcels totaling +/- .45 acres
 - 820 Chestnut Street (24-K-238, 24-K-233) totaling +/- .34 acres
 - 819 Chestnut Street (24-K-17, 24-K-19) totaling +/- .11 acres
- **Building:** +/- 4,434 SF including partial 2nd floor
- **Parking:** Total of approximately 42+ spaces
 - 820 Chestnut Street (27 spaces)
 - 819 Chestnut Street (15+ spaces)
- **Zoning:** RIA-VH (Single-Unit Attached Residential Very High Density)
- **Great Redevelopment Opportunity** (commercial or residential) including possible new neighborhood parking lot(s)
- **Great location** in a trending area of the North Side with superb access to the CBD, Strip District, North Shore and all highway

Pat Morosetti
Principal
Director of Brokerage

412-231-4444