SALE OFFERING MEMORANDUM

Mixed Use Building

931 LIBERTY AVE

Pittsburgh, PA 15222

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SVN
THREE RIVERS
COMMERCIAL ADVISORS

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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SECTION 1

Property Information

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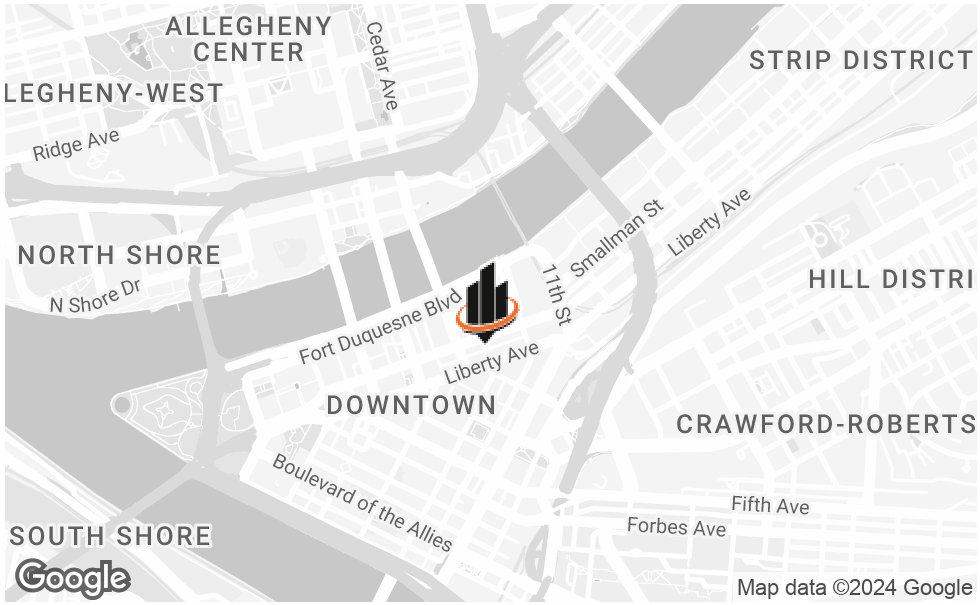
EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	$595,000
BUILDING SIZE:	3,200 SF
LOT SIZE:	4,400 SF
PRICE / SF:	$185.94
ZONING:	GT-C Golden Triangle District C
MARKET:	Pittsburgh
SUBMARKET:	CBD

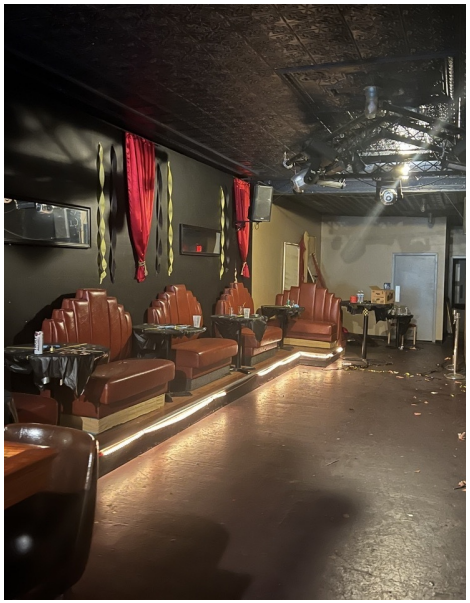
PROPERTY OVERVIEW

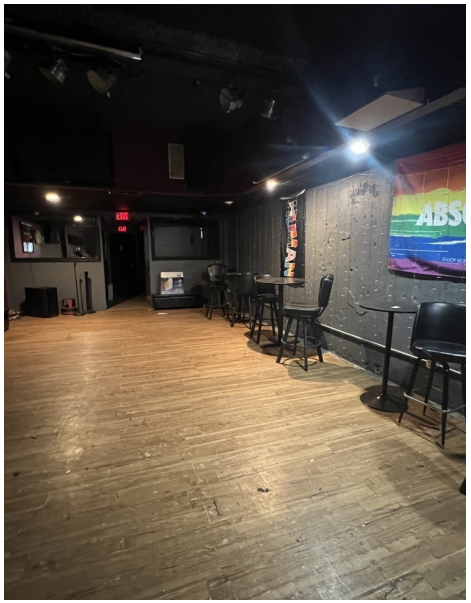
SVN Three Rivers Commercial Advisors is pleased to present this retail building for sale located at 931 Liberty Ave in Pittsburgh's CBD/ Cultural District.

PROPERTY HIGHLIGHTS

- Two story building with retail on both the first and second floors
- Includes fixtures, furniture, equipment and a fully built-out kitchen and bar
- Walk-in beer cooler
- ADA Restroom
- Prime Downtown location near ample retail & restaurants

ADDITIONAL PHOTOS





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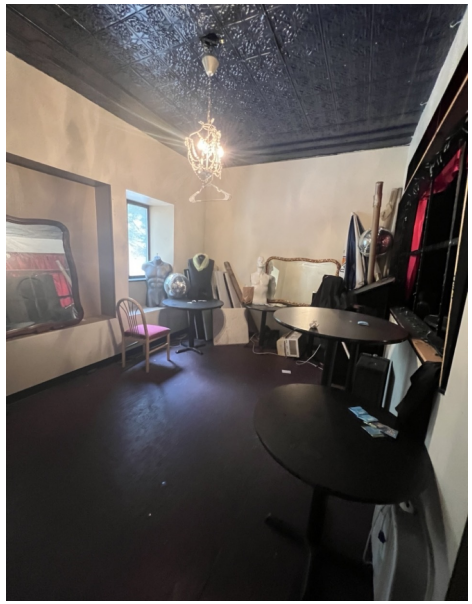

SECTION 2

Location Information

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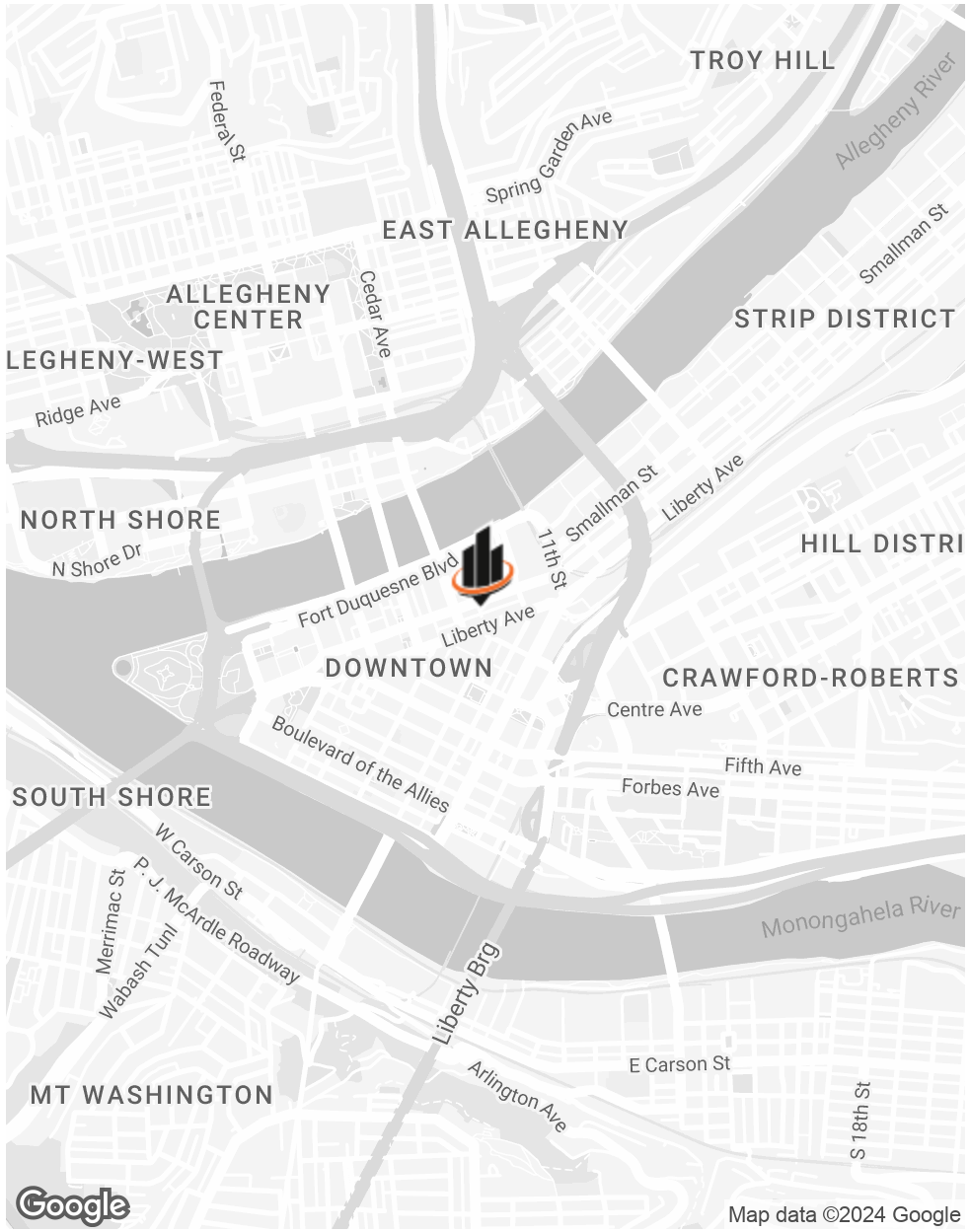
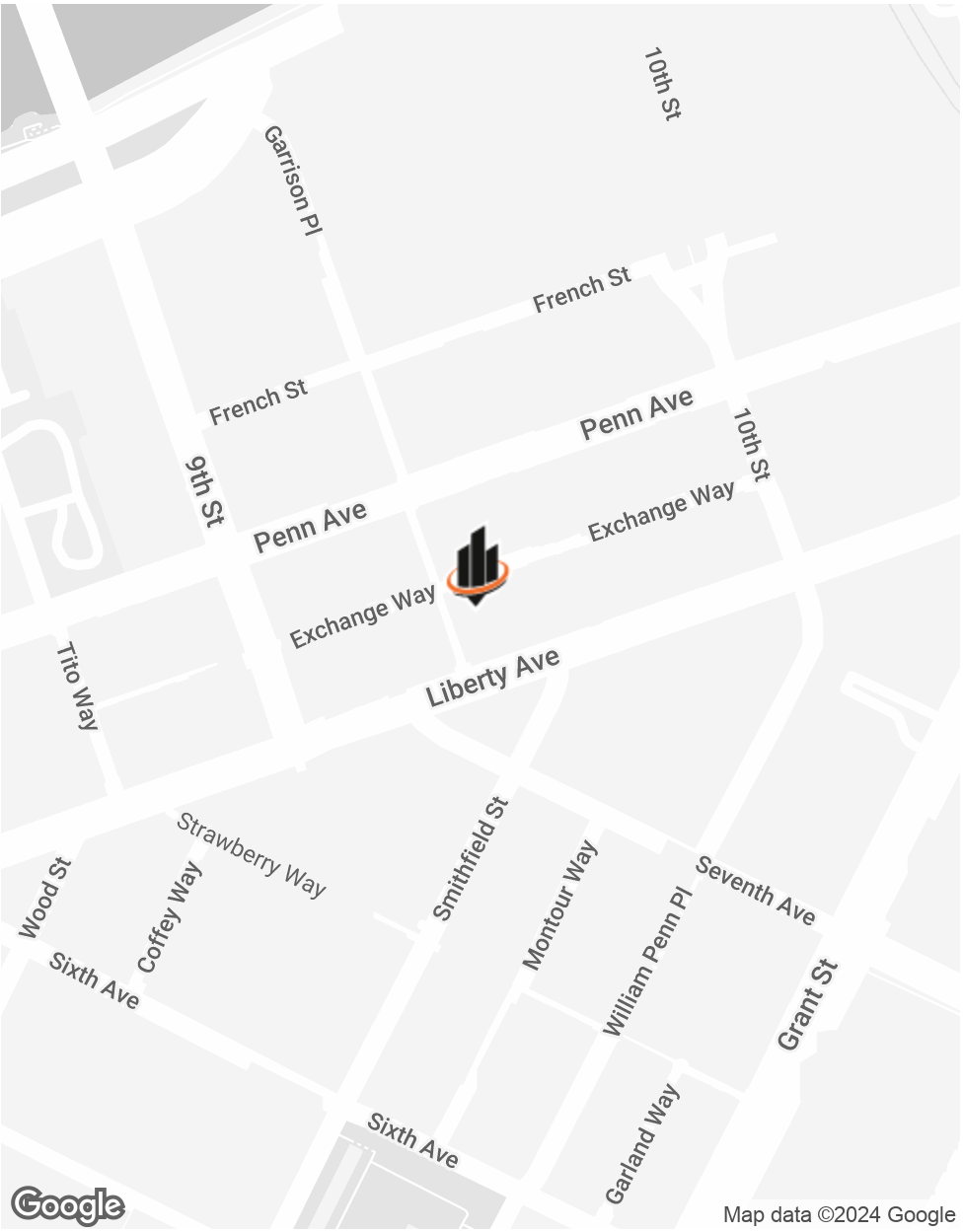
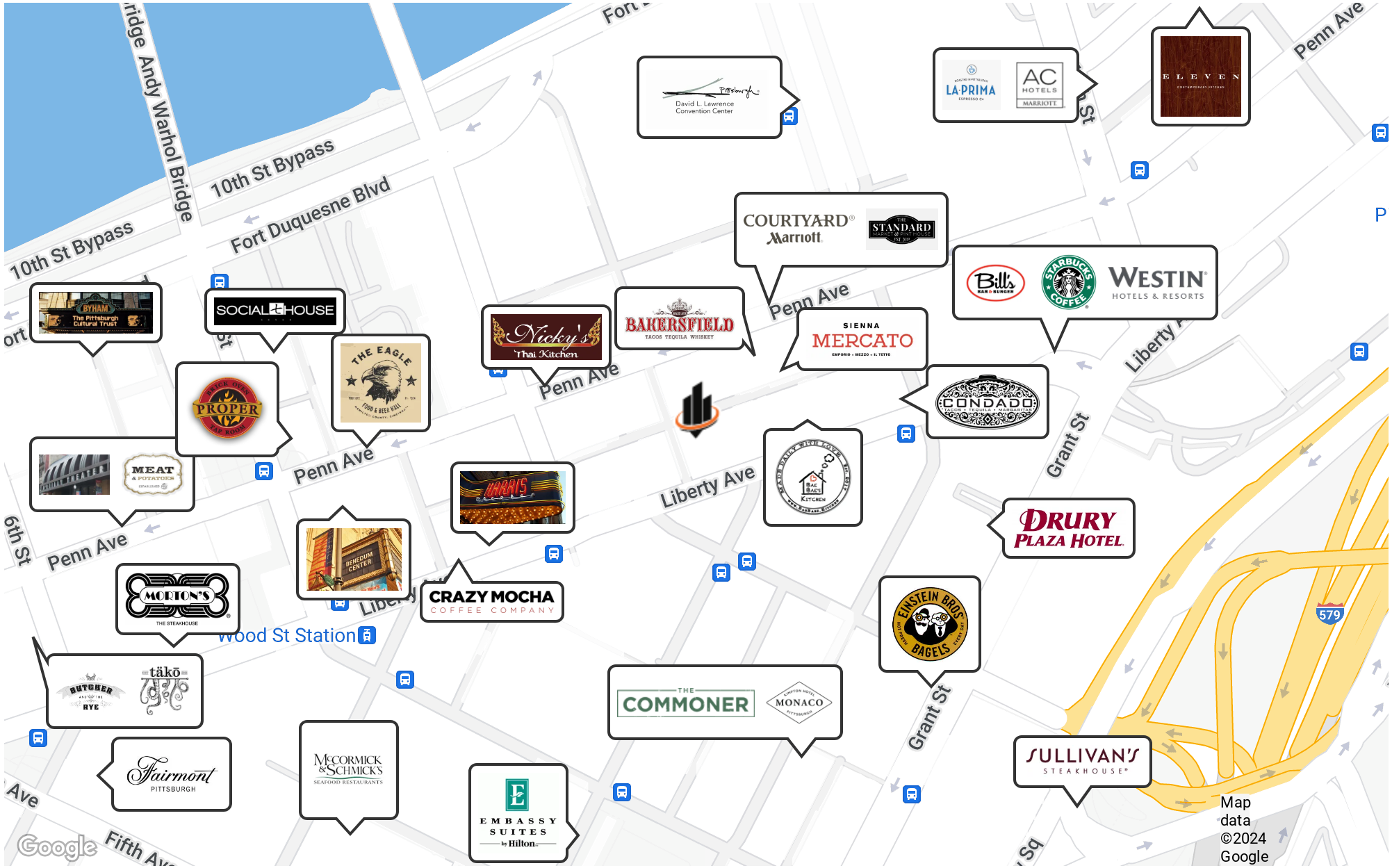
LOCATION MAPS





RETAILER MAP



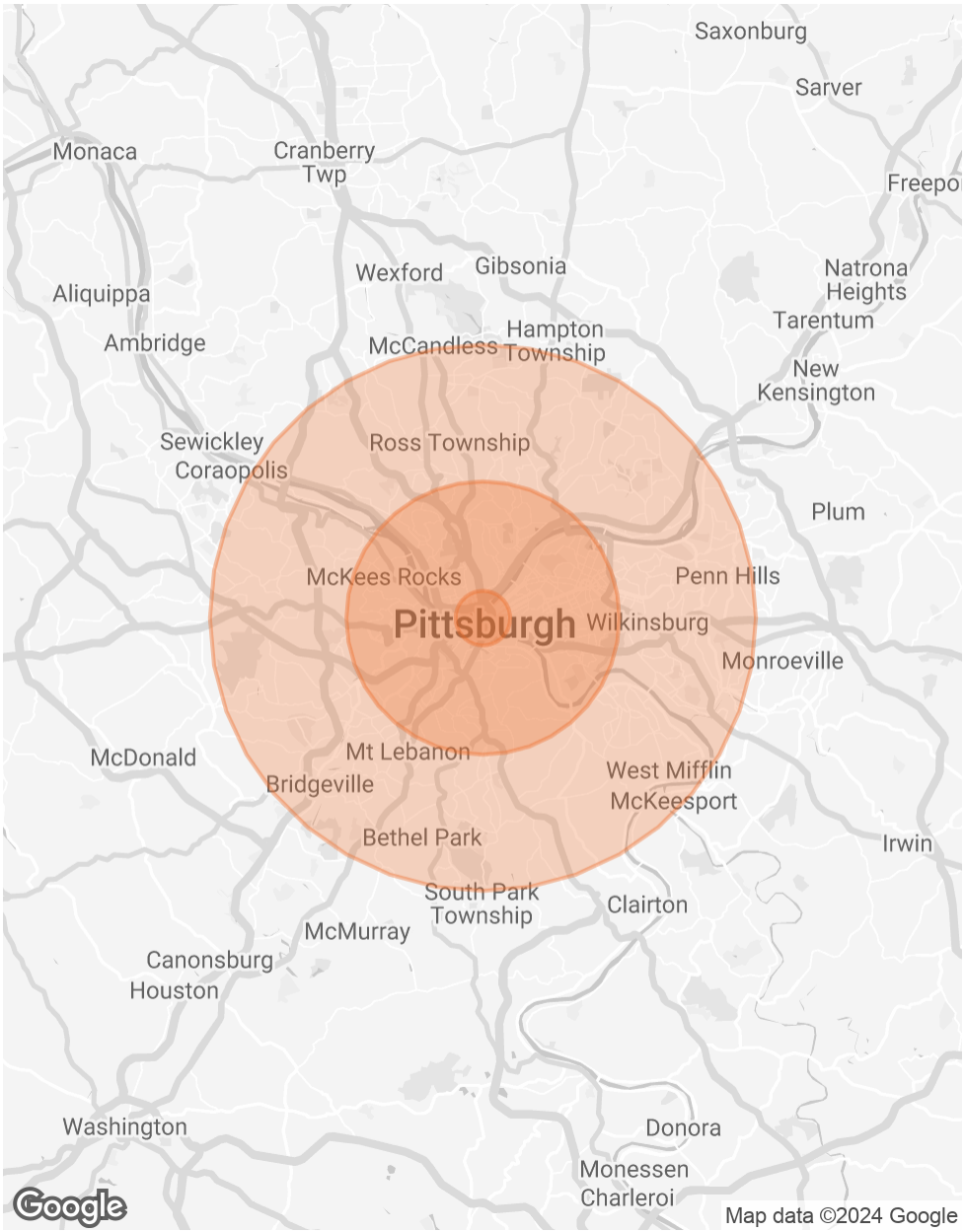
PARCEL MAP

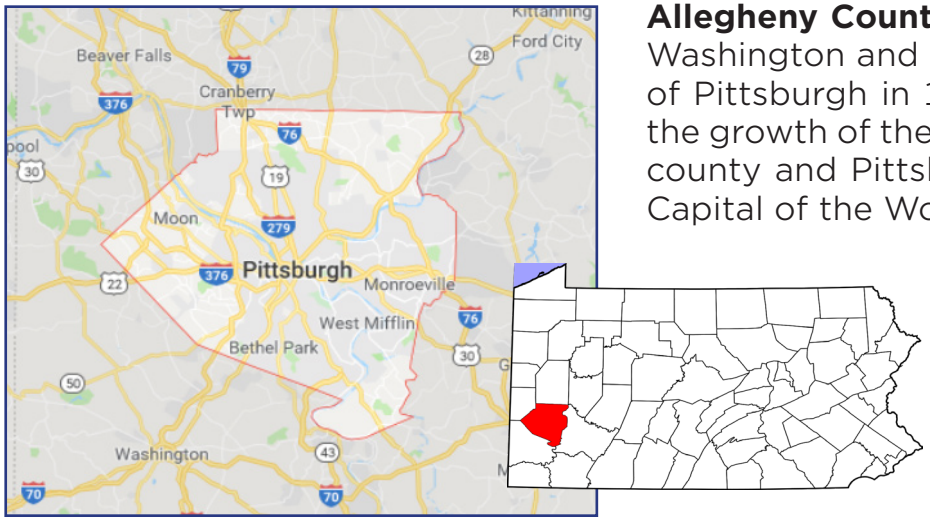
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	18,519	382,926	864,354
AVERAGE AGE	32.2	37.1	41.1
AVERAGE AGE (MALE)	29.5	35.6	39.3
AVERAGE AGE (FEMALE)	34.2	38.7	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,246	200,813	438,676
# OF PERSONS PER HH	2.0	1.9	2.0
AVERAGE HH INCOME	$68,898	$66,974	$74,805
AVERAGE HOUSE VALUE	$249,575	$179,066	$179,280

2020 American Community Survey (ACS)





Allegheny County was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the "Steel Capital of the World".

- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

TOP 10 EMPLOYERS

1. UPMC — UPMC Presbyterian Shadyside
2. University of Pittsburgh
3. PA.GOV — Federal Government
4. Allegheny Health Network — Western Penn Allegheny Health
5. Giant Eagle
6. Allegheny County
7. PNC
8. Carnegie Mellon University
9. Allegheny Health Network — Allegheny Clinic
10. BNY Mellon

COLLEGES & UNIVERSITIES

Carnegie Mellon University
University of Pittsburgh
Duquesne University
Point Park University
Chatham University
RMU Robert Morris
La Roche University
Carlow University

The Greater **Pittsburgh** area has a population of 2.3 million, which is the 28th largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city of Pittsburgh has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahntahn in eye dialect, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

PITTSBURGH AT A GLANCE

One of the top places to live, work, and visit in the United States

Pittsburgh is the nation's fifth busiest inland port

There are 29 colleges and universities in southwestern PA

More than 10 million people visit the Pittsburgh region annually

Travel is a $3 billion industry providing 50,000 full-time jobs

PITTSBURGH BASED FORTUNE 500 COMPANIES

PNC
DICK'S SPORTING GOODS
HOWMET AEROSPACE
wesco
VIATRIS
Wabtec CORPORATION
USS
PPG
Alcoa

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