

**OFFERING MEMORANDUM**

# 1208 Grandview Ave

**1208 GRANDVIEW AVE**

Pittsburgh, PA 15211

**PRESENTED BY:**

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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



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	5,400 SF
LOT SIZE:	0.09 Acres
YEAR BUILT:	1929
RENOVATED:	2016
ZONING:	GPRC
APN:	6-M-6

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors proudly introduces 1208 Grandview, an exceptional property spanning three stories and encompassing 5,400 square feet. Nestled in a prime spot along Grandview, this establishment offers unrivaled panoramic vistas of the city from each floor. Possibilities abound, whether one envisions a residential or condo conversion, a bustling restaurant, or dynamic office space. Recent enhancements to the building include a modern elevator, updated building systems, a revitalized facade, and full sprinkler installation. Additionally, the infrastructure is primed with rough-ins for both electrical and plumbing, providing a versatile canvas for an array of potential uses.

PROPERTY HIGHLIGHTS

- Divisible to 1,800 SF per floor.
- Premier location for office and residential.
- Amazing views from historic&iconic Mt. Washington.
- Panoramic views from three sides of the building.

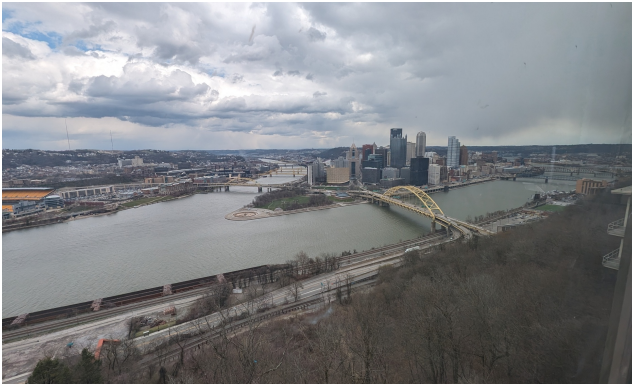


ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





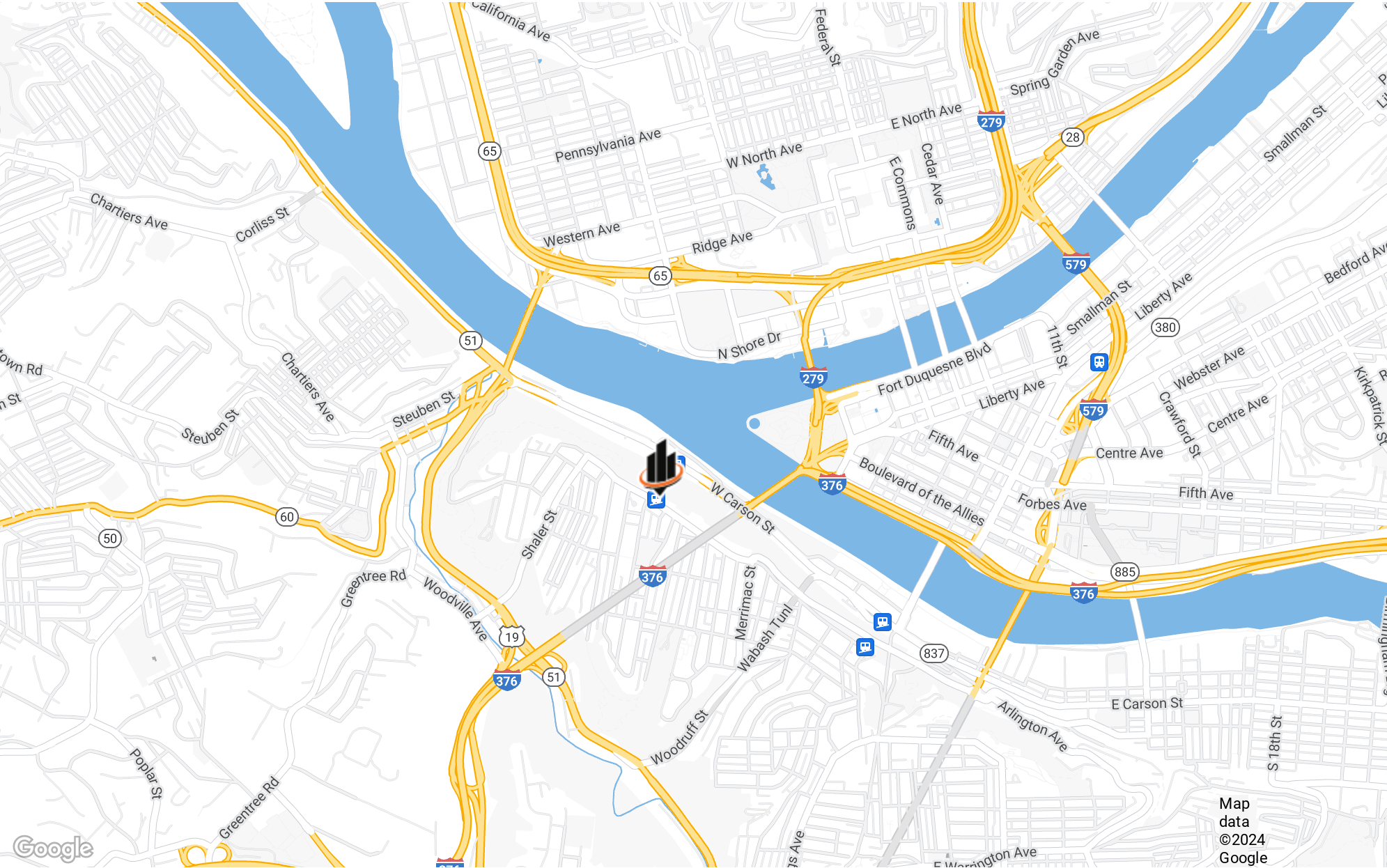


SECTION 2

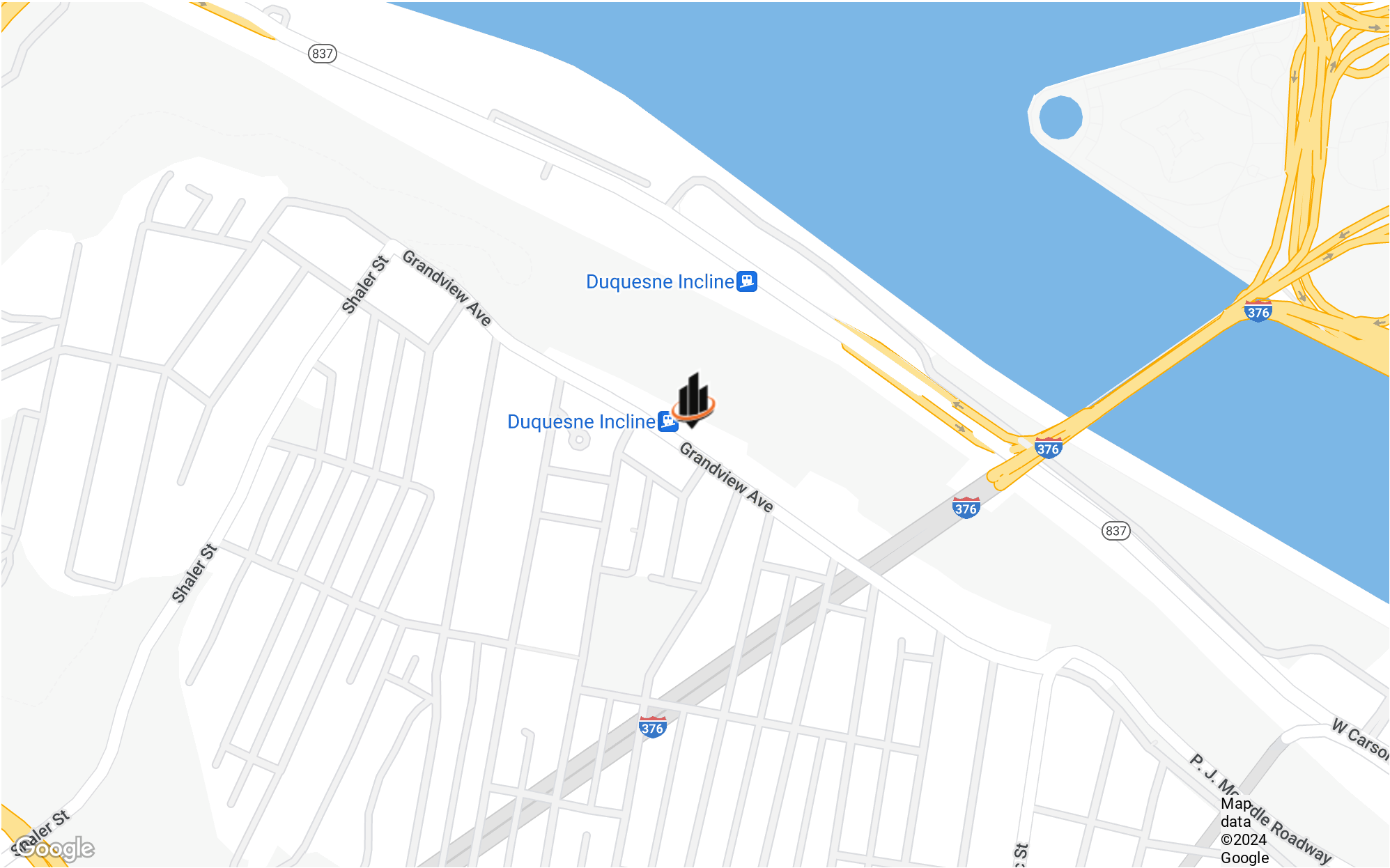
# Location Information



REGIONAL MAP

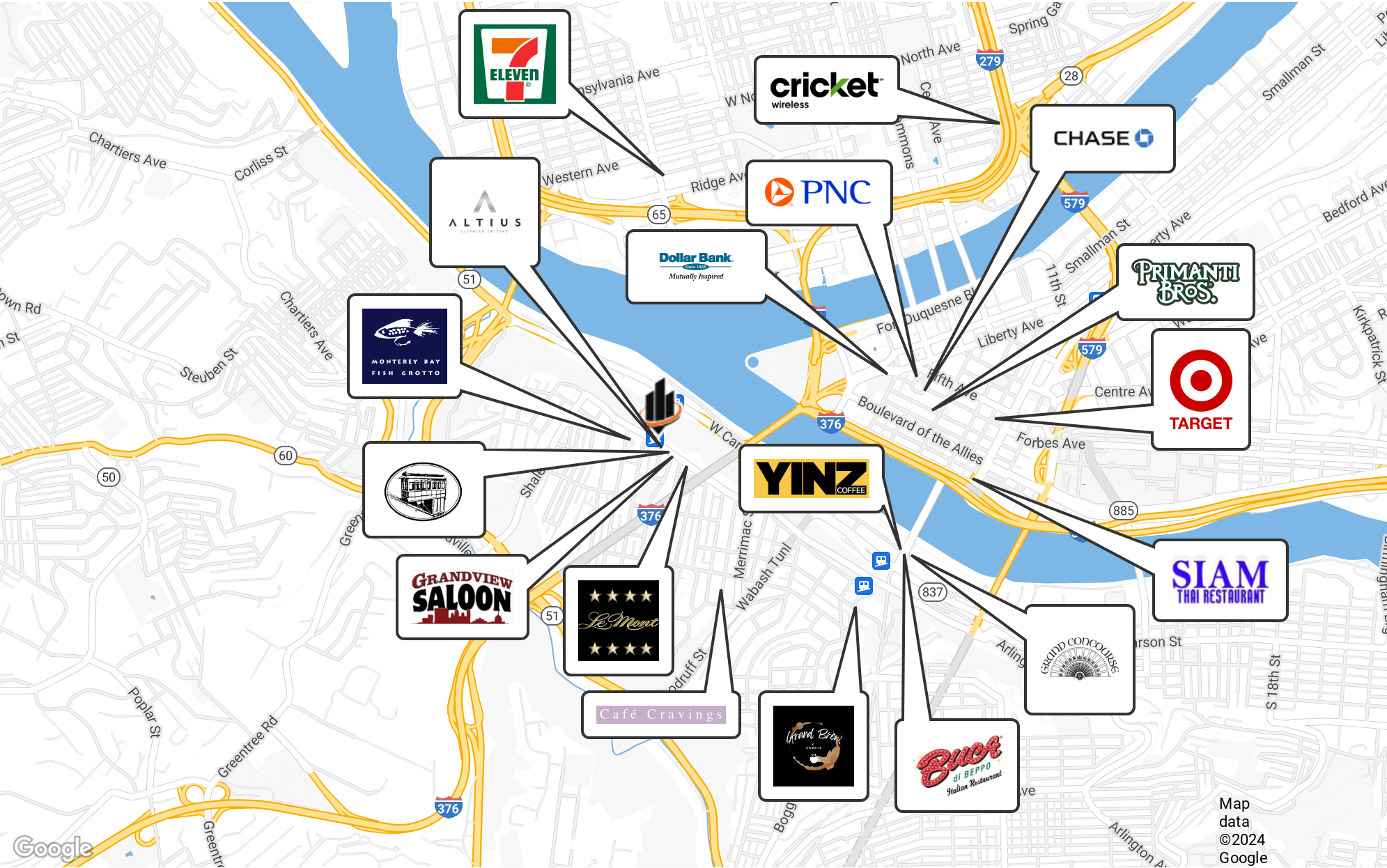


LOCATION MAP



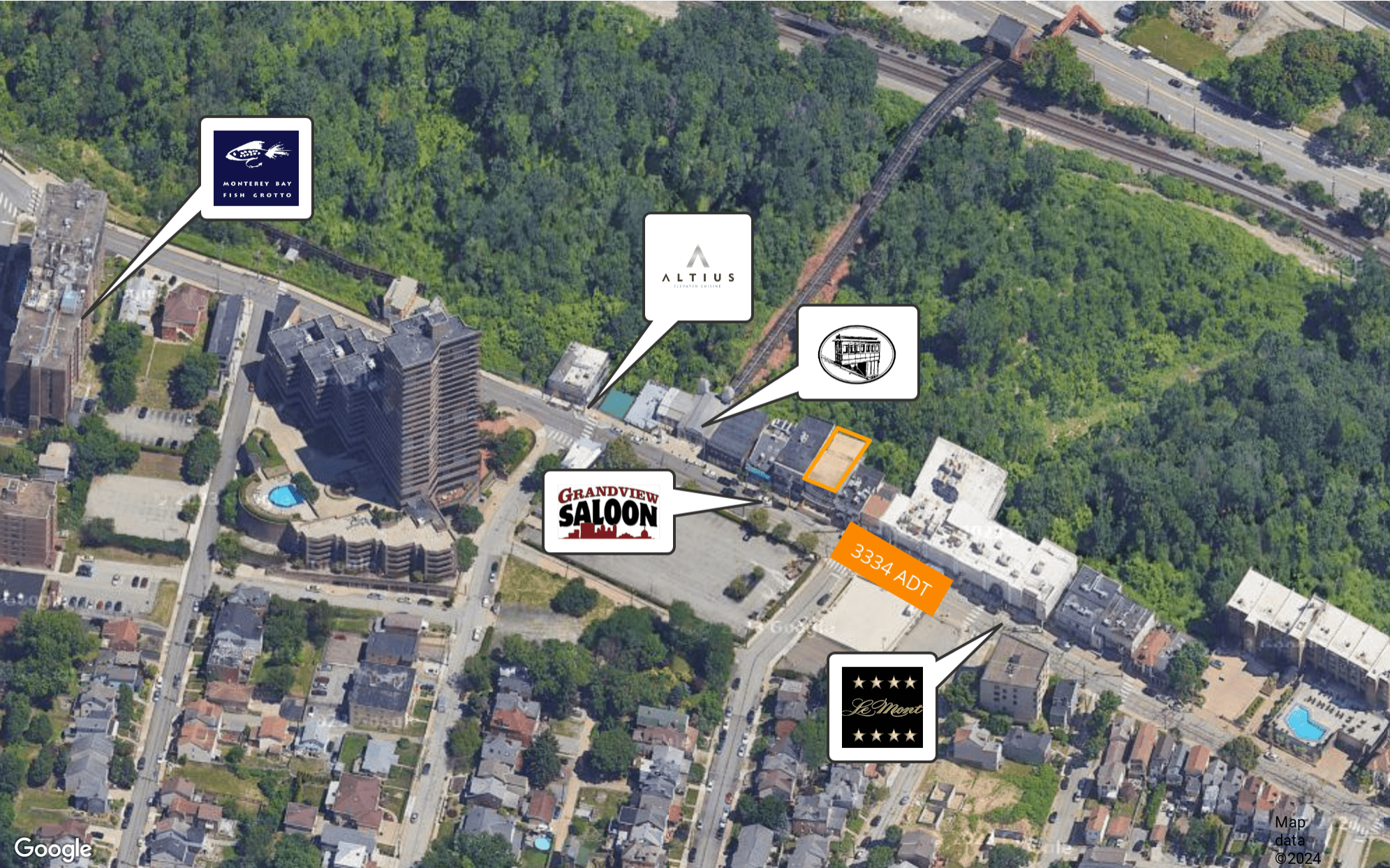


RETAILER MAP





PARCEL MAP





# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,627	363,144	843,853
AVERAGE AGE	38.4	37.4	41.1
AVERAGE AGE (MALE)	35.4	35.8	39.3
AVERAGE AGE (FEMALE)	41.5	38.9	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,112	189,520	427,486
# OF PERSONS PER HH	1.6	1.9	2.0
AVERAGE HH INCOME	\$82,604	\$65,611	\$75,959
AVERAGE HOUSE VALUE	\$225,715	\$165,696	\$182,375

\* Demographic data derived from 2020 ACS - US Census



## LOCATION DESCRIPTION



### CITY OF PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.





SECTION 3  
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993  
Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 2



IAN DUPRE

Advisor

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PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN I Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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ALEXANDER DUPRE

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PROFESSIONAL BACKGROUND

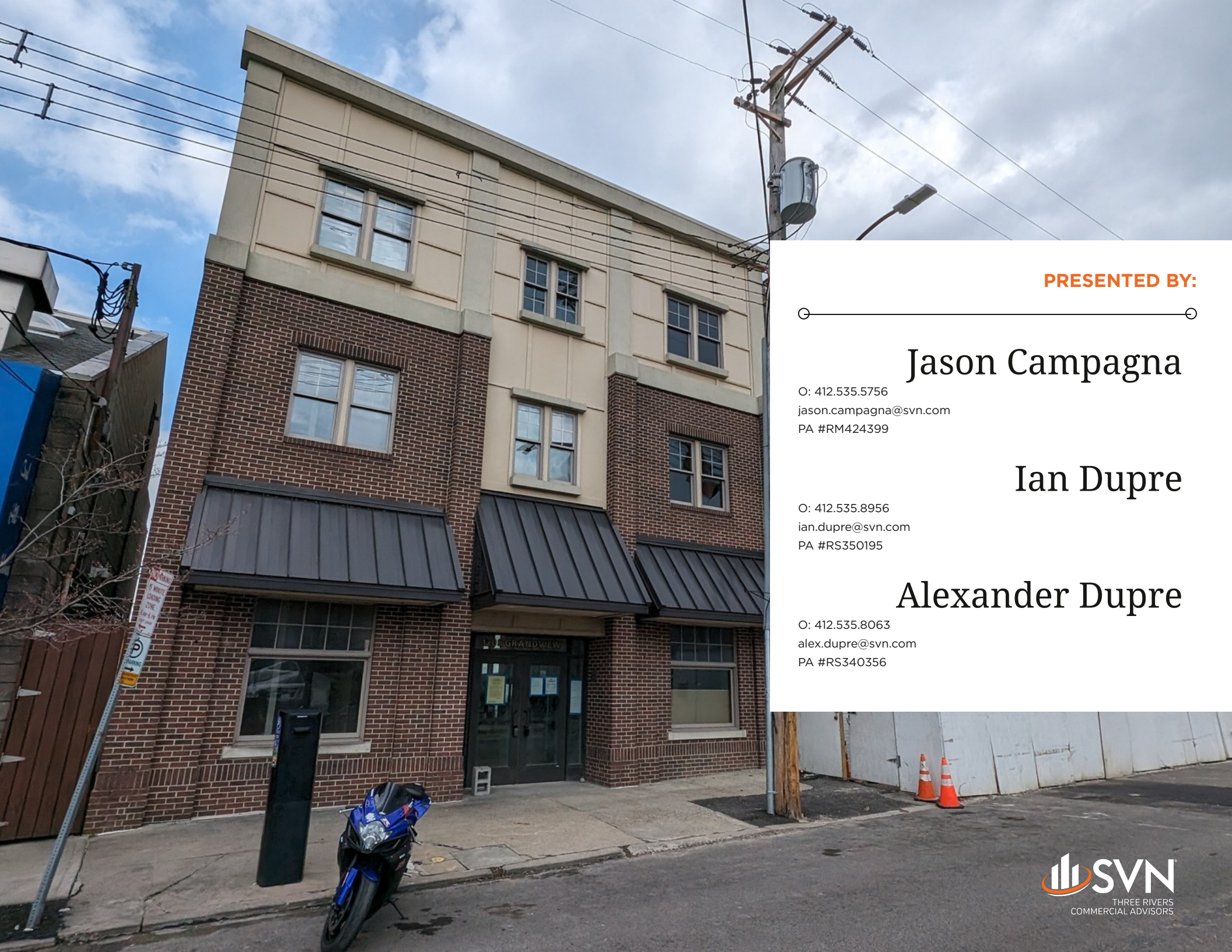
Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University  
Alumni, Culver Military Academy

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