



LESVOS GYROS | SOUTHSIDE

1502 E CARSON STREET
PITTSBURGH, PA 15203

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Property Summary



OFFERING SUMMARY

Sale Price:	\$700,000
Cap Rate:	7%
NOI:	\$49,008
Building Size:	4,800
Zoning:	RETL/APT'S OVER
Market:	Pittsburgh
Submarket:	South Side
Price / SF:	\$145.83

PROPERTY OVERVIEW

Opportunity to purchase successful business and mixed use building in PRIME location in the heart of the South Side Flats. The property is located on E Carson St. First floor retail with established business "LESVOS GYROS". First floor is 1,200 sq ft with an additional 1,200 sq ft of basement storage and second restroom. There are two 2 story apartment units side-by-side that have 2 bedrooms and 1.5 bathroom each. The apartments are approximately 1,200 sq ft each. The utilities are split between the retail and residential.

Located in the South Side neighborhood of Pittsburgh.

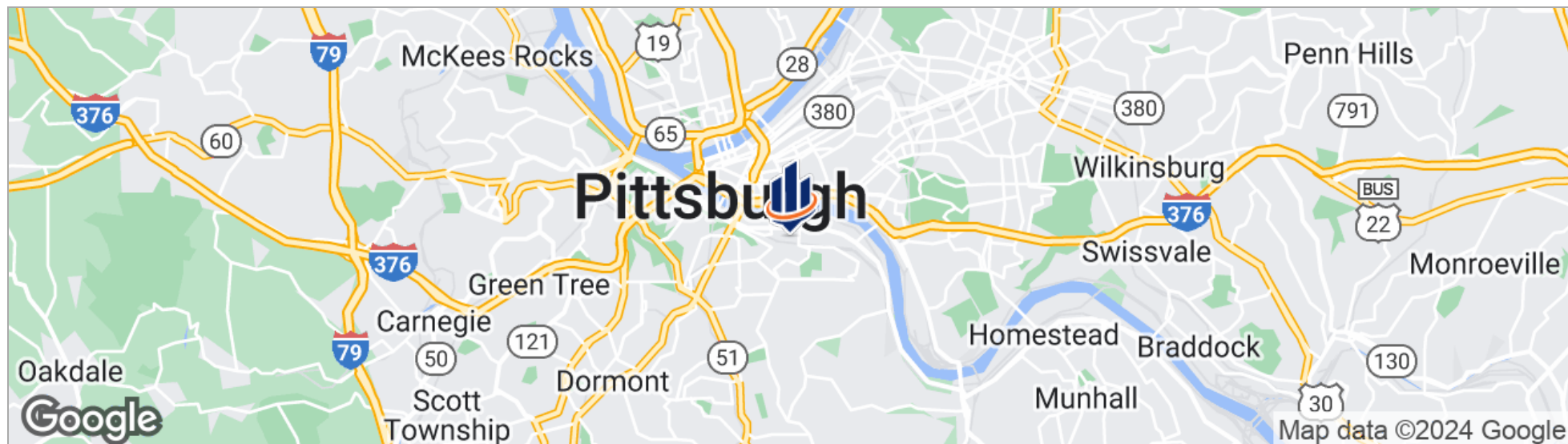
PROPERTY HIGHLIGHTS

- Successful and community known LESVOS GYROS business.
- PRIME location in the heart of the South Side Flats
- Fully Leased Mixed Use Building
- 2,400 sq ft Retail/Restaurant Storefront (includes basement)
- [2] 2 story Apartments above retail space - 2 bedroom / 1.5 bathroom each

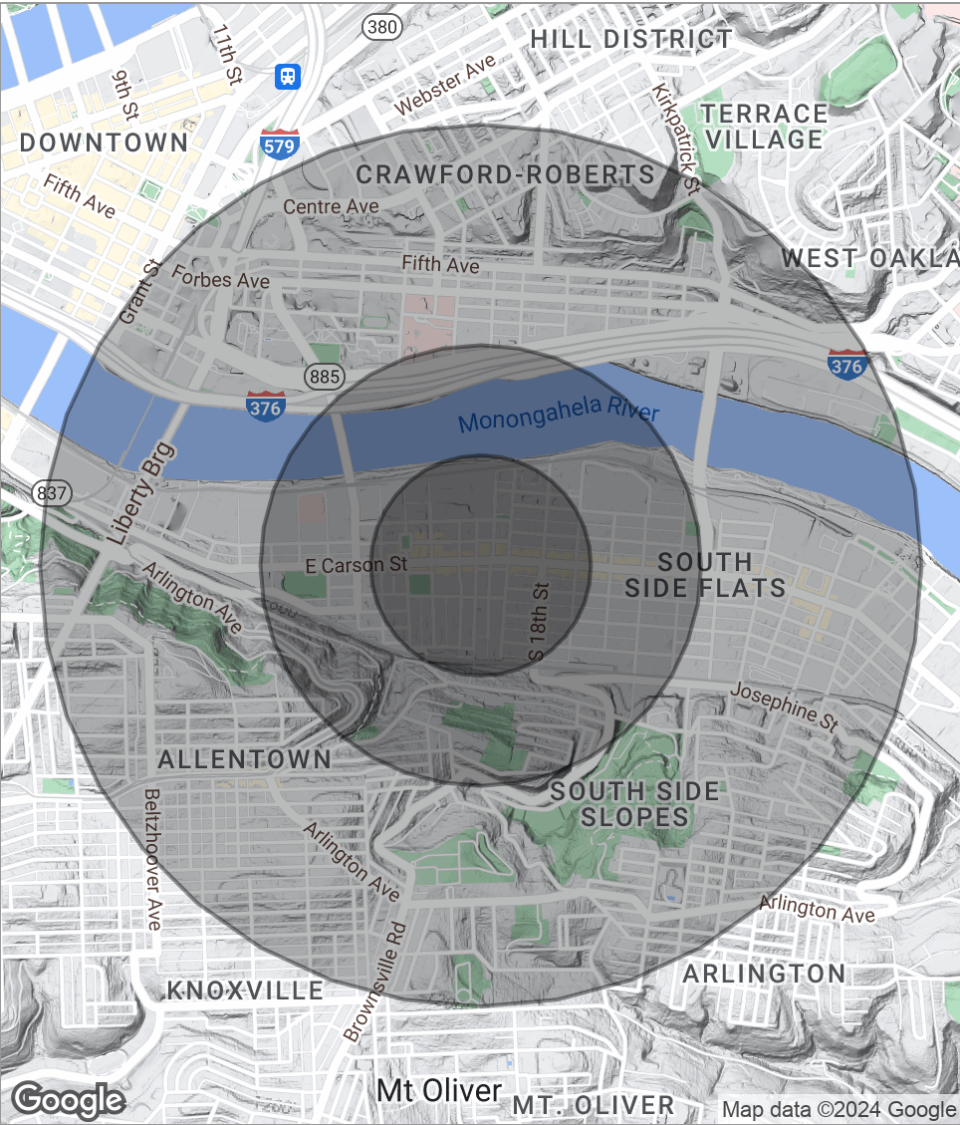
Additional Photos



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,385	5,827	23,841
Median age	30.6	29.9	30.2
Median age [male]	30.9	30.2	28.7
Median age [Female]	28.0	26.8	30.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	746	2,523	8,929
# of persons per HH	1.9	2.3	2.7
Average HH income	\$58,450	\$58,563	\$48,368
Average house value	\$160,254	\$157,663	\$133,418

** Demographic data derived from 2020 ACS - US Census*