



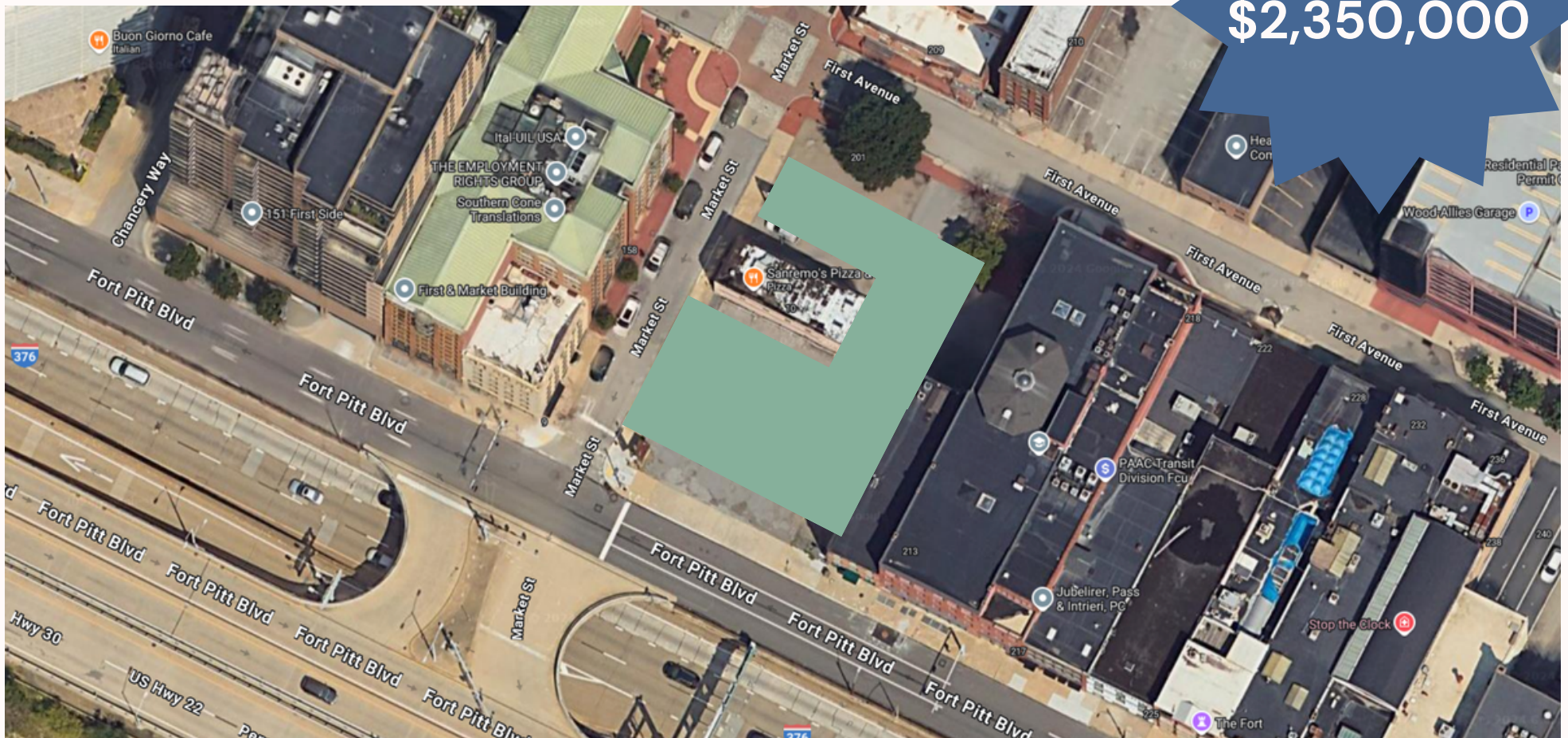
For Sale

Great Riverfront Development Opportunity

Central Business District

14,382 Square Feet of Vacant Land

\$2,350,000



Key Features:

- Rare Riverfront Location in Downtown Pittsburgh
- Situated between Fort Pitt Boulevard, Market Street, and Boulevard of the Allies
- Four vacant parcels totaling approximately 14,382 square feet

Availability:

- Sales Price: \$2,350,000
- Lease Rate: \$120,000 NNN annually

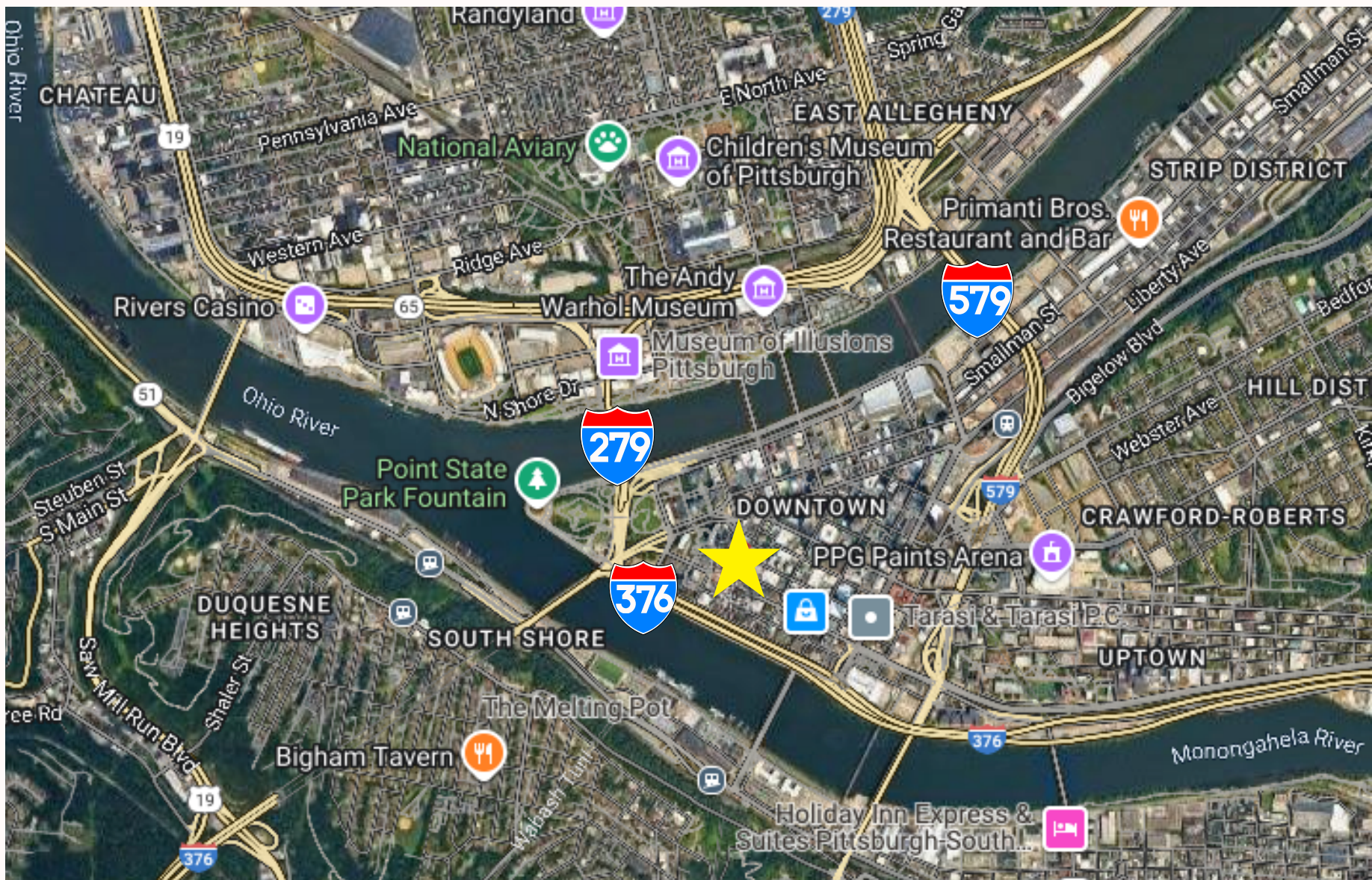


Fourth River Development LLC
7112 Front River Road
Pittsburgh, PA 15225
www.fourthriverdevelopment.com

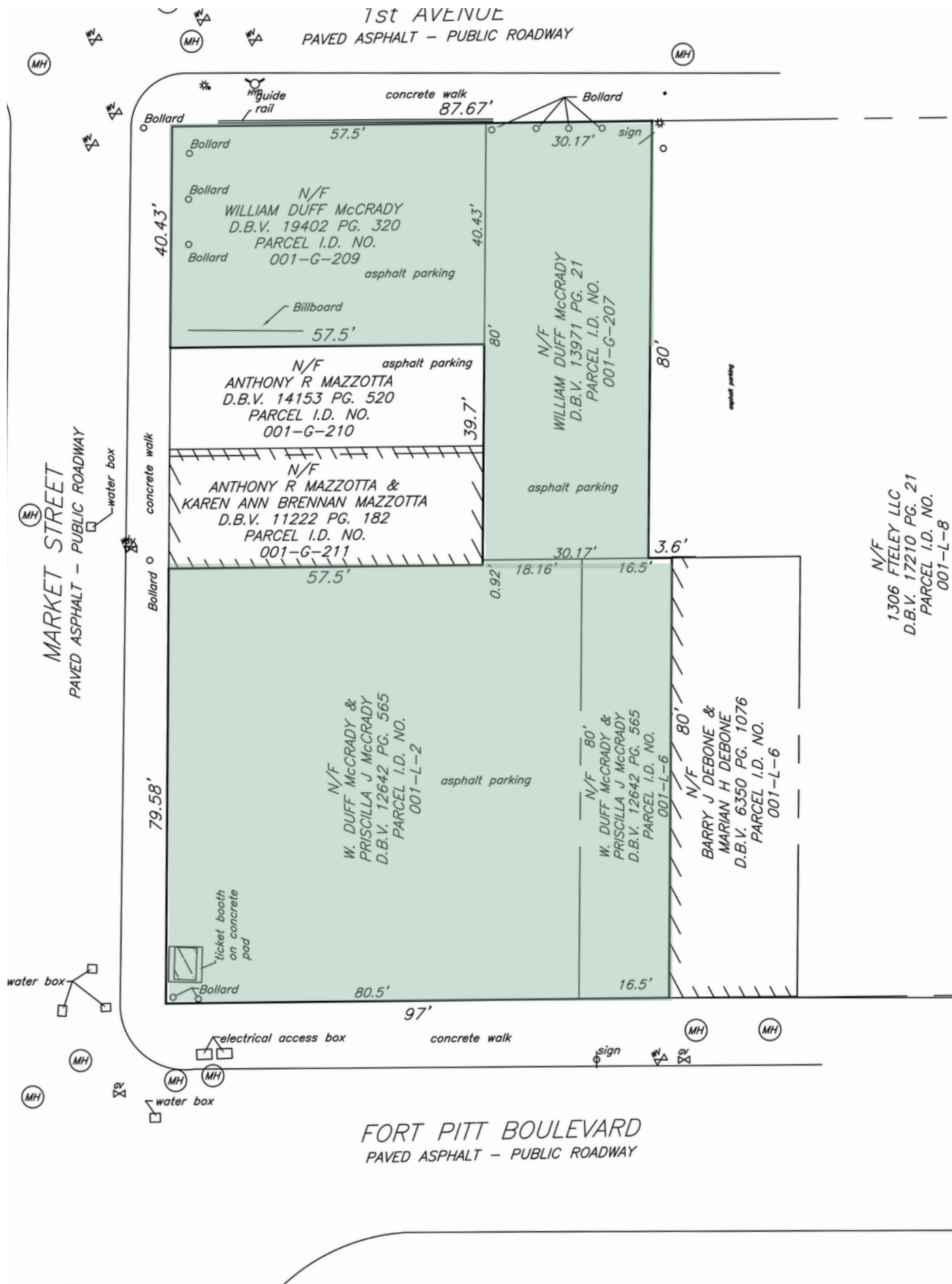


Additional Features:

- Zoning: GT-C (Golden Triangle District)
- Easy access to I-376, I-279, and all major highways
- Walking distance to key Downtown landmarks, dining, and entertainment, etc
- Suitable for multiple uses including Surface parking, Commercial development, Residential development



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Tax Parcel IDs:

- 001-L-2
- 001-L-6
- 001-G-207
- 001-G-209

N/F
1306 FTELEY LLC
D.B.V. 17210 PG. 21
PARCEL I.D. NO.
001-L-8