

42-44 Pius St.
Pittsburgh, Pa. 15203

FOR SALE - \$995,000





2.3 ACRES SOUTH SIDE SLOPES
REMOVE CHURCH/ BUILD NEW STRUCTURE OR PARKING
BUILDING ON LEFT IS 52,000 SQ FT FOR MULTI-UNIT
RENOVATION

Zoning variance approval received on 12/22 for Multi-Family in the steep slopes!

Build approx. 27-33 units in existing structure,

Or 100+ total units to be included with an additional new structure added on to existing!

Extraordinary vistas of Pittsburgh and the Mon Valley
Unique and serene wilderness hillside to the rear with Trails and gardens, and views and in a superior location.
Access to interchanges PA 51, I-376 & I-579

BEAUTIFUL
"OLDSTYLE
ARCHITECTURE"
TO KEEP AND
BEHOLD





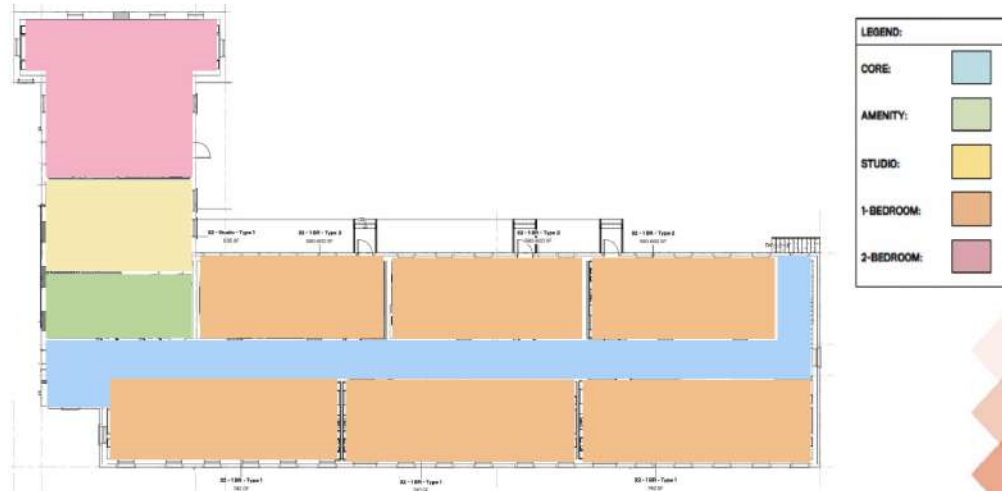
CITY VIEWS FROM THE WINDOWS IN FRONT

ROOFTOP SETTING IN FRONT & REAR

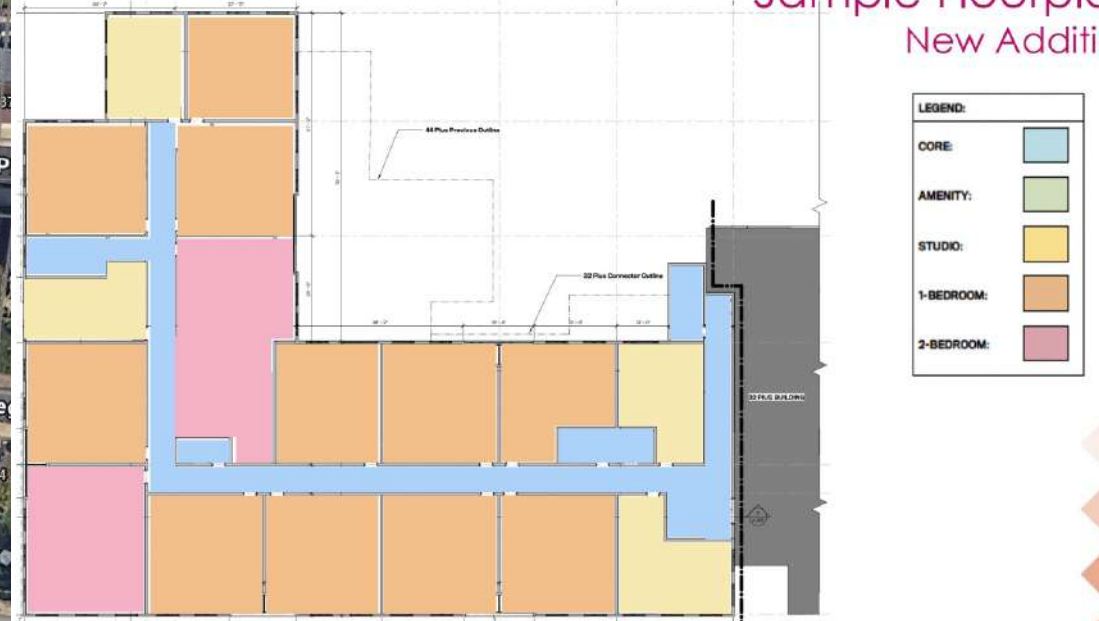
TREE LINED PRIVATE HILLSIDE VIEW IN
THE REAR



Sample Floorplan 32 Pius Building



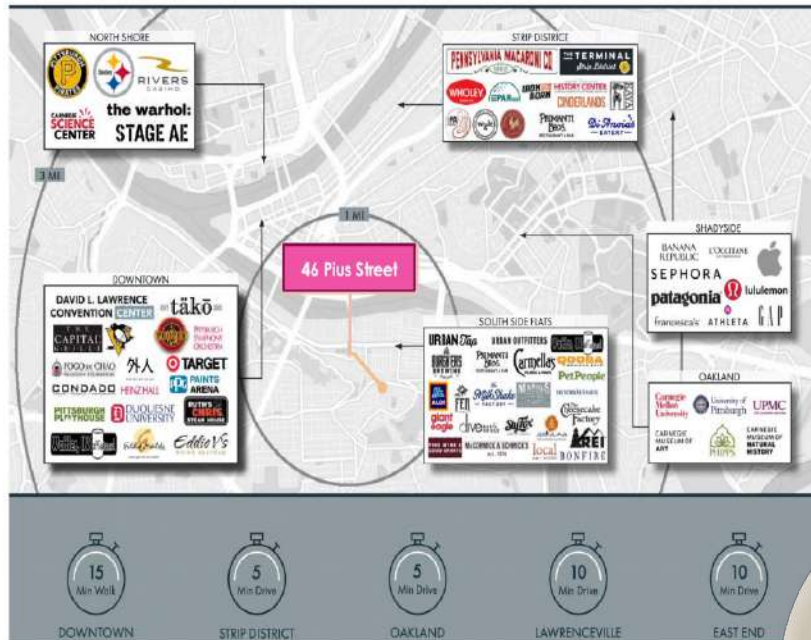
Sample Floorplan New Addition



PITTSBURGH SOUTH SIDE SLOPES

Location Location Location

- ▶ The superior location provides access to interchanges PA 51, I-376, and I-579, only a few blocks away. In addition, access to Central Business District across the Liberty, Smithfield Street and Ft. Pitt Bridges. Duquesne University and the new UPMC Mercy are just across the 10th Street Bridge.
- ▶ 46 Pius Street boasts easy and convenient access to popular Allentown and South Side Flats, and a short 10 minute drive to PNC Park, Acrisure Stadium, The Andy Warhol Museum and even Oakland and Shadyside.



AMENITIES INCLUDE DEDICATED ONSITE PARKING, INDOOR BICYCLE PARKING, DOG RUN, INDOOR/OUTDOOR EVENT SPACE, AND GYM FACILITIES

CENTRAL BUSINESS DISTRICT ACROSS THE LIBERTY, SMITHFIELD STREET AND FT. PITT BRIDGES, WITH DUQUESNE UNIVERSITY AND NEW UPMC MERCY JUST ACROSS THE 10TH STREET BRIDGE

HAS ACCESS DIRECTLY TO LOCAL PARKS, THE SHOPS AND RESTAURANTS OF THE SOUTH SIDE FLATS AND AQUATIC ACTIVITIES ON THE MONONGAHELA RIVERFRONT



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