

# 826

BROOKLINE  
BOULEVARD



**EXCELLENT INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY**

INVESTMENT PROPERTY  
**FOR SALE**

**6,886 SF BUILDING**  
RENOVATED FOR OFFICE OR RETAIL USE



Built in the early 1900s, 826 Brookline Boulevard was a pharmacy, thrift shop and various other retail businesses prior to its use as a retail bank. Mellon converted the building into its Corporate Command-Control Center in the 1980s. The storefront was bricked in at that time for security reasons. The HVAC and electric service (3-Phase, 600 amp) were upgraded to support the numerous servers and computers required for that use, with electric outlets and hardwired ethernet connections added throughout all three levels. A fire sprinkler system was installed with fire pull stations, siren alarms, strobe lights and required fire extinguishers.

## RECENT RENOVATIONS

The current owners have completed extensive aesthetic and mechanical renovations since their purchase in mid-2018. All work was completed by December, 2020.

- Street-level facade opened up, storefront added
- Brick & cement exterior painted
- Three HVAC RTUs (12.5 ton, 7.5 ton, 5.0 ton), each servicing a single floor, replaced
- Rooftop HVAC ductwork insulation replaced
- Partial roof replacement
- New fire monitoring control system installed
- Emergency back-up exit and stairwell lighting added
- New flooring added to both the upper and street-level spaces
- Upper-level and street-level interiors painted
- Stairwell painted
- Ceiling tiles in the upper-level were replaced as needed, and all of the ceiling tiles on the street level were replaced



STOREFRONT ADDED, EXTERIOR RENOVATED 2019

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INVESTMENT PROPERTY FOR SALE | 6,886 SF MIXED-USE BUILDING

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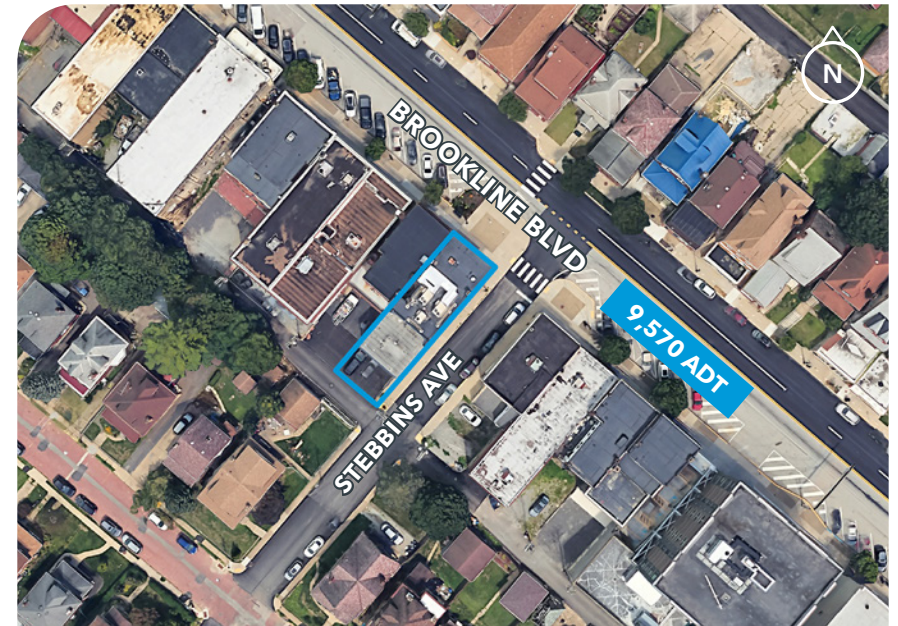
Brookline, Pittsburgh's second largest neighborhood, has a robust, walkable business district



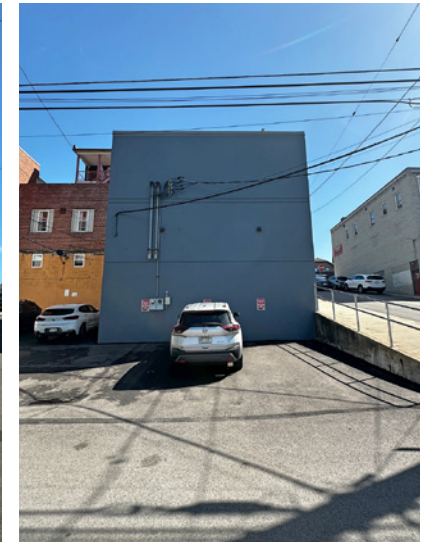
Ideal location, 10± minutes from Downtown



Stable tenants, 100% occupied



Address	826 Brookline Blvd, Pittsburgh, PA 15226
Municipality	City of Pittsburgh, Allegheny County
Parcel Number	0097-D-00061-0000-00
Lot Size	0.08 acres
Zoning	LNC
Building Size	6,886 SF
Year Built/Renovated	1909/2019
Building Layout	<b>3-story mixed-use;</b> <b>1st Floor:</b> Retail - 4,126 SF <b>2nd Floor:</b> Office - 1,760 SF <b>Lower Level:</b> Office/Storage - 1,126 SF
Access	Each floor has separate, direct street access
Power	3-Phase, 600 amp electric
Parking & Transportation	Abundant street parking; public transport at the door
NOI	\$55,336
Asking Price	\$600,000
Cap Rate	9.22%



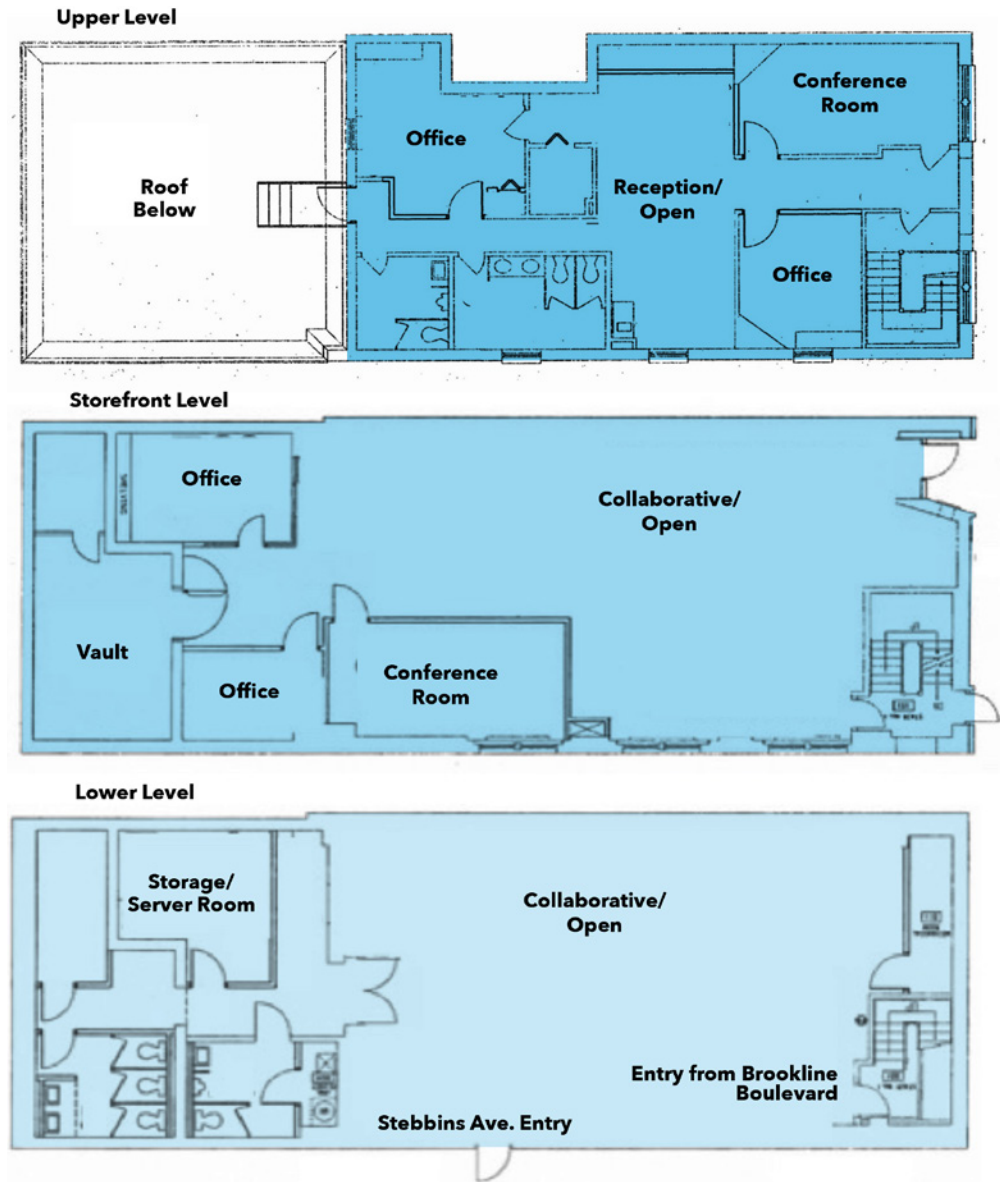
*This asset is currently operating at an 8.27% cap rate, with projected performance increasing to a 9.22% cap rate by November 2026, offering strong cash flow and near-term upside at a purchase price of approximately \$600,000.*

## TWO STORIES + BASEMENT LEVEL

- 2,580 SF PER FLOOR
- EACH FLOOR HAS DIRECT STREET ACCESS



ENTRY OFF OF BROOKLINE BLVD



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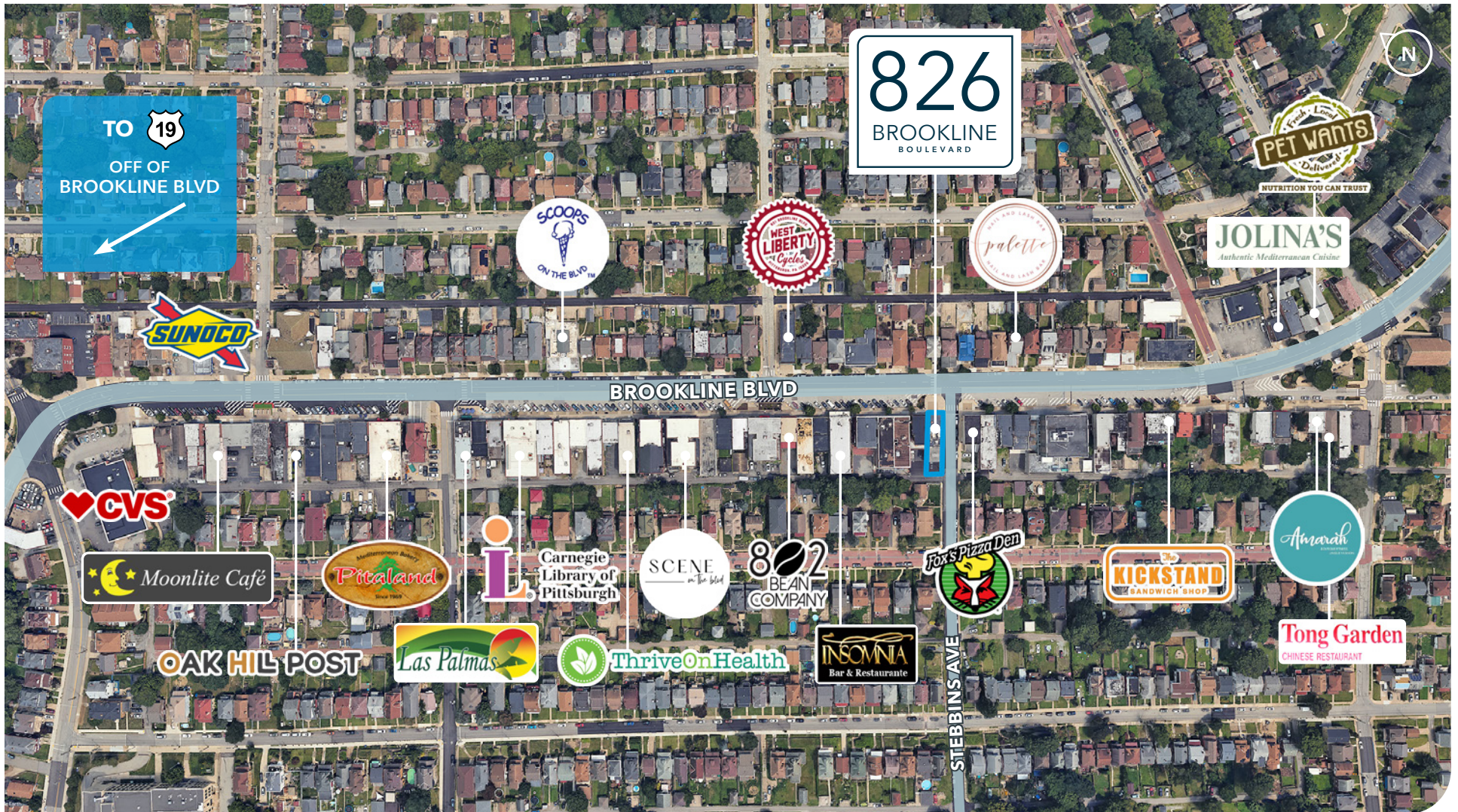
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## BROOKLINE BOULEVARD RETAIL CORRIDOR



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BOULEVARD



## DEMOGRAPHICS 5 MILE RADIUS (2025)

Source: Esri



330,494  
population



230,804  
total daytime  
employees



82  
walk score



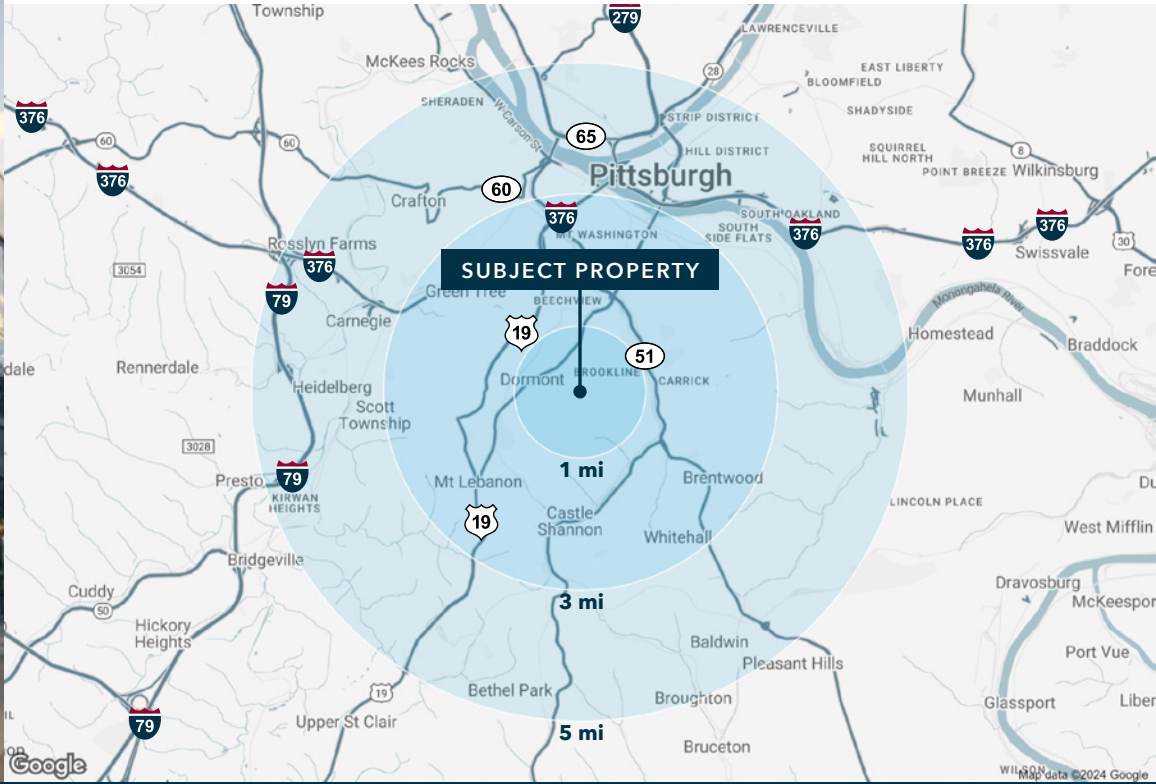
147,094  
households



\$103,894  
avg. household  
income



38.4  
median age



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