



Each office independently owned and operated

RE/MAX SELECT REALTY

5807 Penn Ave

724.933.6300

SELECTHOMEFINDER.COM

FOR SALE

OFFICE BUILDING

# 5618 KENTUCKY AVE

PITTSBURGH, PA 15232



PRESENTED BY:

**ANTHONY DASTA**

Senior Advisor

412.716.3893

adasta@remax.net

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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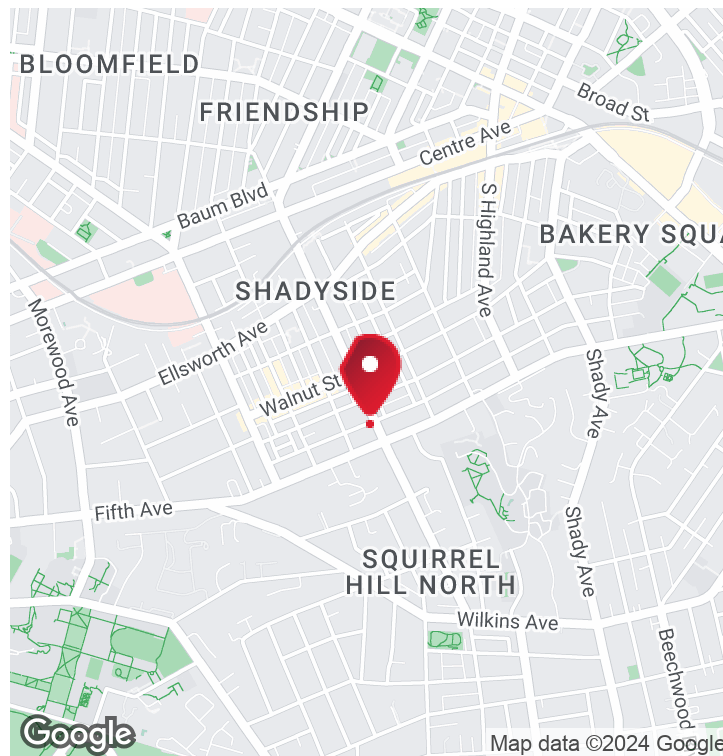
# PROPERTY INFORMATION

## IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

# EXECUTIVE SUMMARY



Sale Price	<b>\$2,100,000</b>
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## OFFERING SUMMARY

Building Size:	14,500 SF
Lot Size:	16,874 SF
Price / SF:	\$144.83
Zoning:	C

## PROPERTY HIGHLIGHTS

- 14,500 SF building
- Zoned C for commercial use
- Prime location in the Pittsburgh area
- 15 Parking Spaces included
- Potential for lucrative returns
- Versatile design for office building use
- Strategic position within the commercial landscape

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	18,875	185,532	452,070
Total Population	35,403	342,549	880,362
Average HH Income	\$95,690	\$65,699	\$70,856

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Nestled in the vibrant Shadyside neighborhood at 5618 Kentucky Avenue, this expansive 14,500 square foot office space presents a unique opportunity for businesses and investors alike. Spanning three floors plus a fully built-out basement, this property offers ample room for a variety of office configurations and business needs.

Originally serving as a daycare, the space features a blend of classroom and work areas. This flexibility allows for a customized renovation to meet the specific demands of your business, whether you're looking to create open workspaces, private offices, or specialized areas for creativity and collaboration.

Parking is readily available, ensuring convenience for both your employees and clients. This property represents a rare find in Shadyside, known for its blend of residential charm and commercial vitality. Seize the chance to make 5618 Kentucky Avenue the home for your business in one of Pittsburgh's most sought-after neighborhoods.

## LOCATION DESCRIPTION

In the heart of Pittsburgh's vibrant commercial district, the area surrounding the property offers an unbeatable blend of business and leisure amenities. With world-class restaurants, trendy cafes, and upscale shopping just a short stroll away, this location is perfect for professionals seeking a dynamic work-life balance. Nearby attractions such as Phipps Conservatory and Botanical Gardens and the Carnegie Museum of Art provide cultural enrichment, while convenient access to public transportation and major roadways ensures easy connectivity across the city. Enjoy the energy of the bustling neighborhood and the proximity to esteemed businesses and corporate centers, making this area a prime destination for office professionals.



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## LOCATION INFORMATION

### IN THIS SECTION

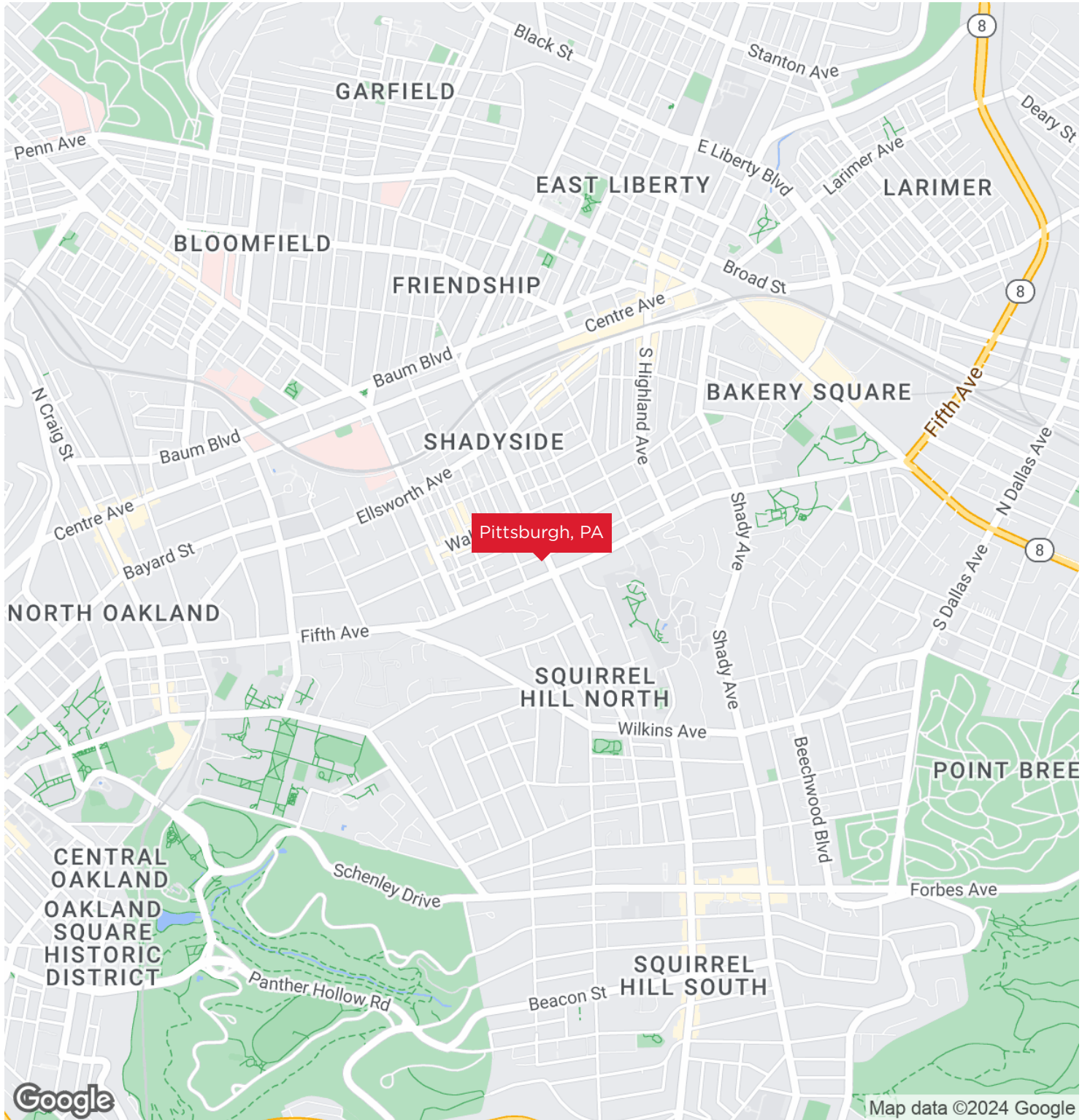
REGIONAL MAP

AERIAL MAP

SITE PLANS

SITE PLANS

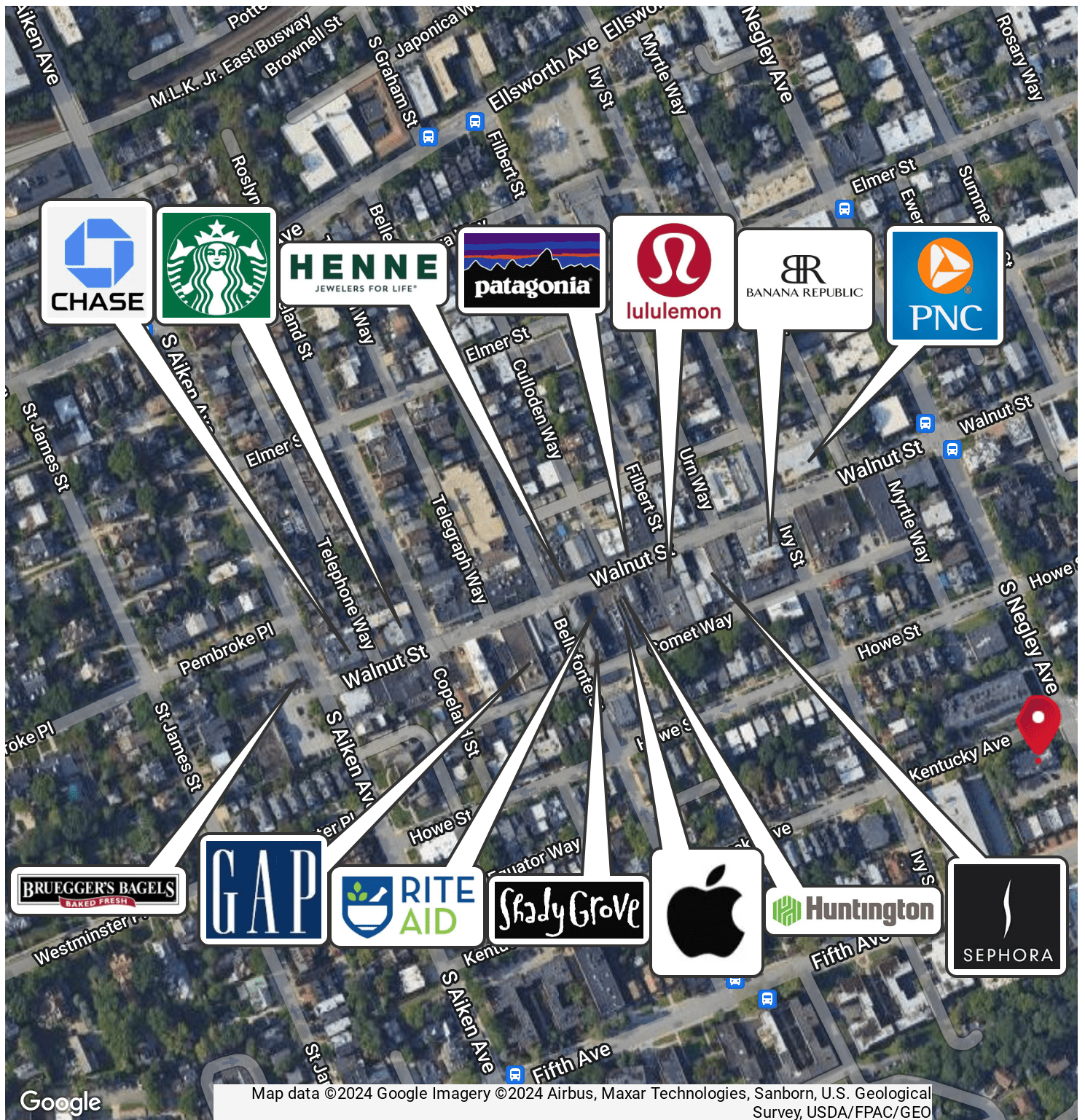
# REGIONAL MAP



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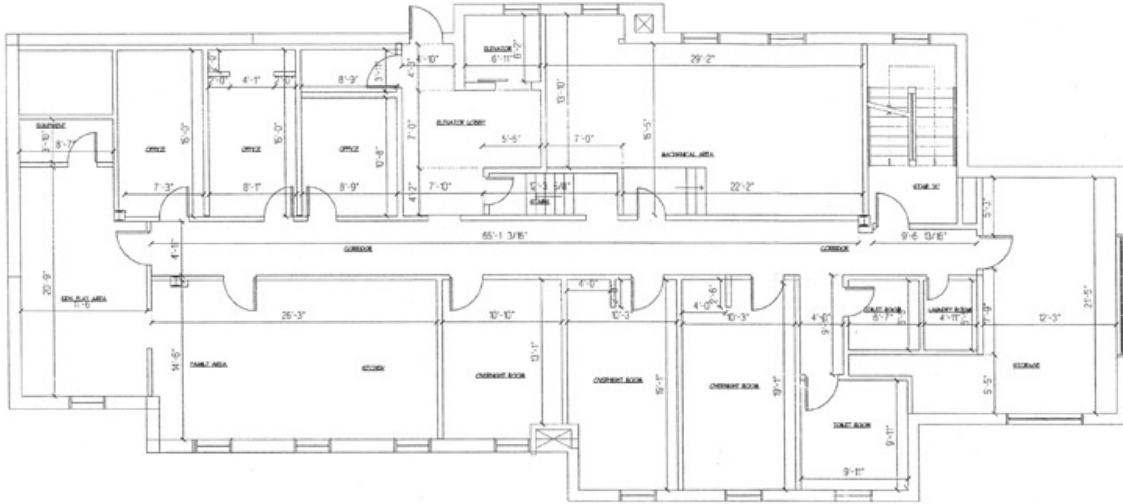
# AERIAL MAP



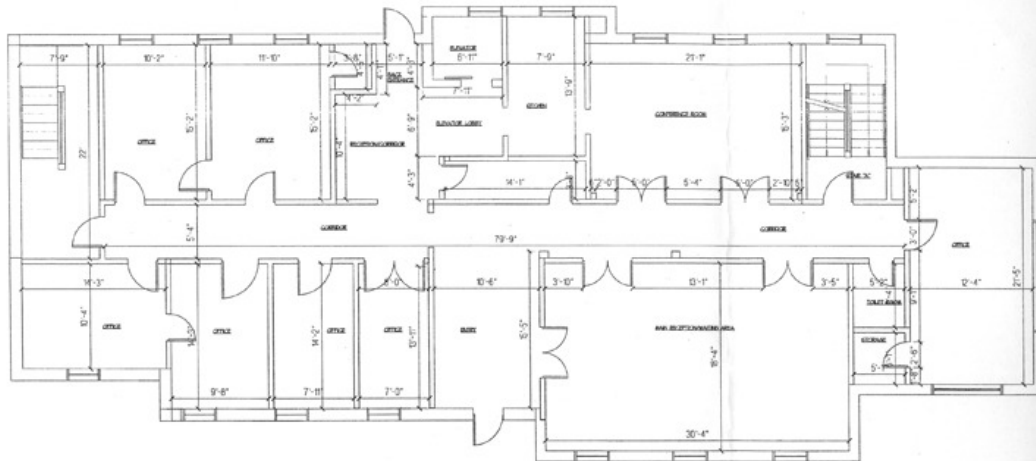
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# SITE PLANS



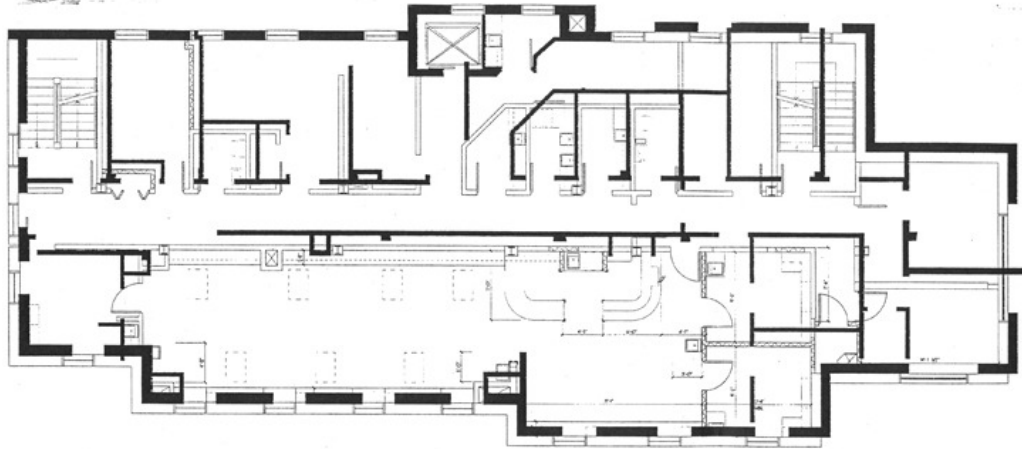
1 Ground Floor Plan  
A2.0 1/4"=1'-0"



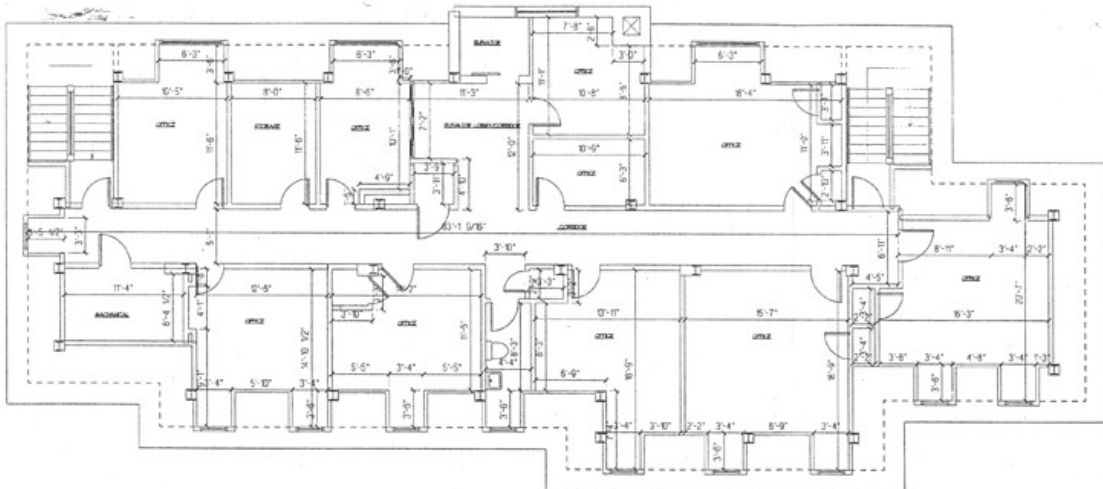
1 First Floor Plan  
A2.1 1/4"=1'-0"

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# SITE PLANS



1 Second Floor Plan  
A2.2 1/4"=1'-0"



1 Third Floor Plan  
A2.3 1/8"=1'-0"

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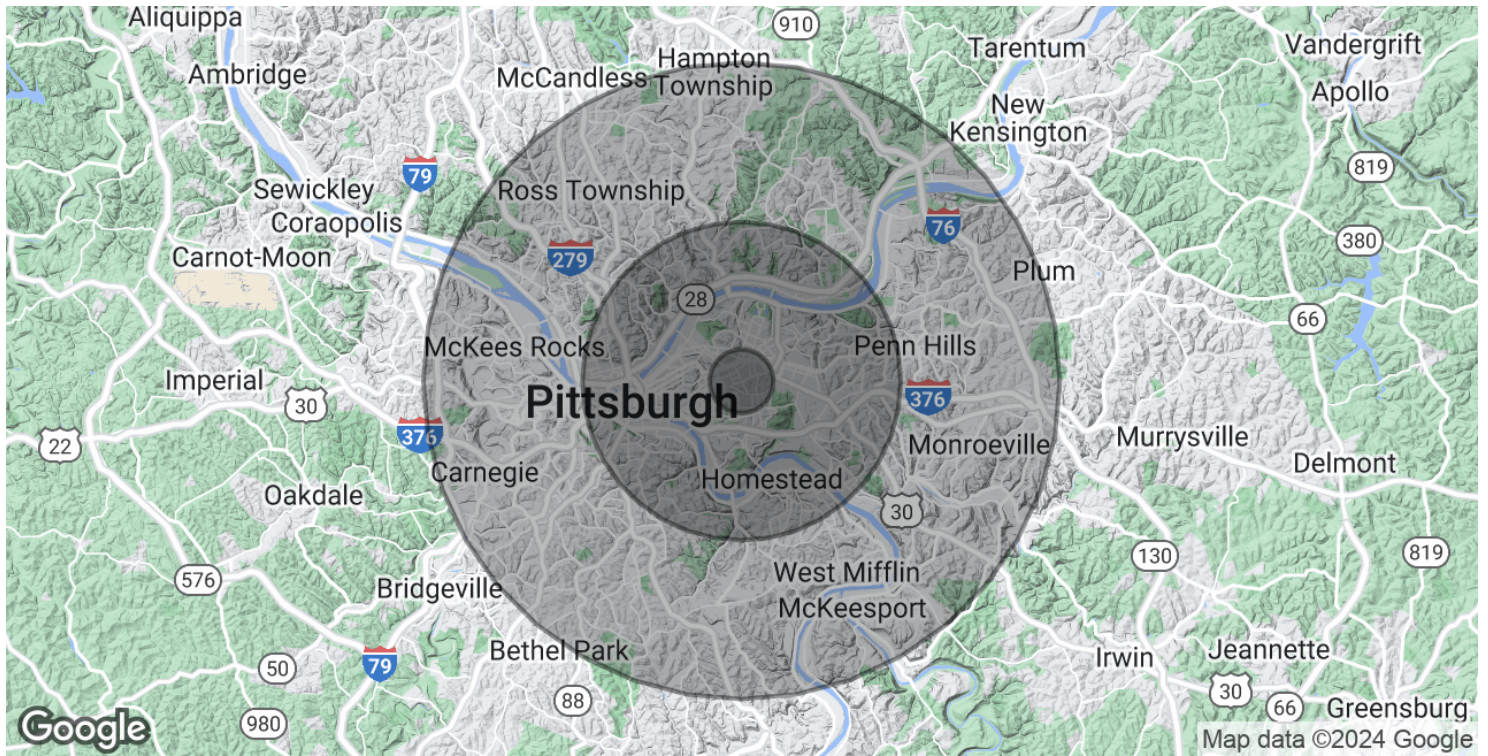
# 3

## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	35,403	342,549	880,362
Average Age	31.1	37.5	41.2
Average Age (Male)	31.3	35.8	39.5
Average Age (Female)	31.3	39.2	42.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	18,875	185,532	452,070
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$95,690	\$65,699	\$70,856
Average House Value	\$335,047	\$181,335	\$166,442

2020 American Community Survey (ACS)

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ADVISOR  
BIOS

IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1



## ANTHONY DASTA

Senior Advisor

adasta@remax.net

Direct: **412.716.3893** | Cell: **412.716.3893**

### PROFESSIONAL BACKGROUND

Anthony Dasta is undoubtedly a standout figure in the realm of commercial real estate. With a wealth of experience under his belt, he brings a multifaceted skill set to the table, allowing him to excel in his role as a Commercial Real Estate Advisor.

One of Anthony's key strengths lies in his astute ability to identify opportunities within the market. His keen eye for spotting trends and potential investments sets him apart, providing his clients with a competitive edge in the industry. Moreover, his deep understanding of the local real estate landscape further enhances his capability to deliver valuable insights and guidance to his clients, enabling them to make informed decisions.

Anthony's prowess extends beyond mere observation; his negotiation skills are a force to be reckoned with. His adeptness in securing favorable terms for his clients, whether in lease agreements, purchase contracts, or other critical documents, speaks volumes about his proficiency in navigating complex negotiations.

However, Anthony's value proposition doesn't stop there. His dedication to exemplary customer service sets him apart as a trusted advisor. By taking the time to truly understand his clients' needs and preferences, he establishes a strong rapport and fosters a collaborative partnership throughout the entire process. His responsiveness, accessibility, and willingness to go the extra mile underscore his commitment to ensuring client satisfaction.

In sum, Anthony Dasta's comprehensive skill set, encompassing market acumen, negotiation prowess, and a client-centric approach, positions him as an invaluable asset to anyone seeking guidance in the commercial real estate arena. His track record of delivering results and fostering lasting relationships underscores his status as a top choice for clients seeking a trusted advisor in the industry.

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