2708 Brownsville Rd, Pittsburgh, PA 15227

Rare Mixed-Use Assemblage | High-Yield Potential | Integral Parking

Offering a rare and sizable footprint in the South Hills, this contiguous three-parcel assemblage presents a unique investment opportunity. With its combined land mass and integral parking, it provides an ideal foundation to capitalize on the thriving local mixed-use market.

Verified Lot Area: 8,325 S.F. (0.19 Acres).
Lot dimensions: Approximately 59' frontage, 140' depth, 62' rear, and 138' side.

Contiguous Parcel Portfolio:

- **2708 Brownsville Rd (Main Building): 8,325 SF | ID: 0137-B-00021**
- **Merritt Ave (Former Duplex): 2,400 SF | ID: 137-B-27**
- **Merritt Ave (Vacant Lot): 1,650 SF | ID: 137-B-28**
- **Total Portfolio: 12,375 SF (~0.28 Acres)**

High-Yield Mixed-Use Redevelopment with Transparent Infrastructure & Inspection Advantages.

The assemblage at 2708 Brownsville Road presents a mixed-use investment opportunity in Pittsburgh's dynamic, expanding corridor. Comprised of three contiguous lots stretching from Brownsville Road to Merritt Avenue, this asset offers rare development flexibility, competitive pricing, and valuable integral parking—positioning it for immediate upside and long-term value.

A major advantage is the property's "pre-finish" state, featuring exposed framing and mechanical systems that allow buyers exceptional transparency. With most core structural and MEP infrastructure already complete, buyers benefit from streamlined due diligence and simplified customization for future tenants.

KEY PROPERTY ADVANTAGES

- **Prime Mixed-Use Layout: Sought-after residential unit mix, spacious ground-floor commercial shell, and a 19-space integral ground-floor garage.**
- **Inspection-Ready Infrastructure: Most core structural and MEP (mechanical, electrical, plumbing) work is complete, streamlining due diligence and enabling efficient customization for future tenants.**
- **Transparent Construction: Exposed framing and mechanical systems allow buyers to verify quality and simplify customization.**

PROPERTY OVERVIEW

- **Residential Units: 20 units with fully installed exposed MEP systems for thorough buyer due diligence and easy municipal review.**
- **Dominant Unit Mix: Fourteen two-bedroom units and larger studios cater to high-demand configurations and modern renter preferences.**
- **Ground Floor Commercial Shell: 6,790 SF delivered as a "warm shell" with new HVAC and exposed rough-ins, ideal for medical, retail, or restaurant tenants.**
- **Integral and Outdoor Parking: 19 integral garage spaces and 12–14 outdoor spaces (totaling 31–34), serving both residential and commercial tenants.**

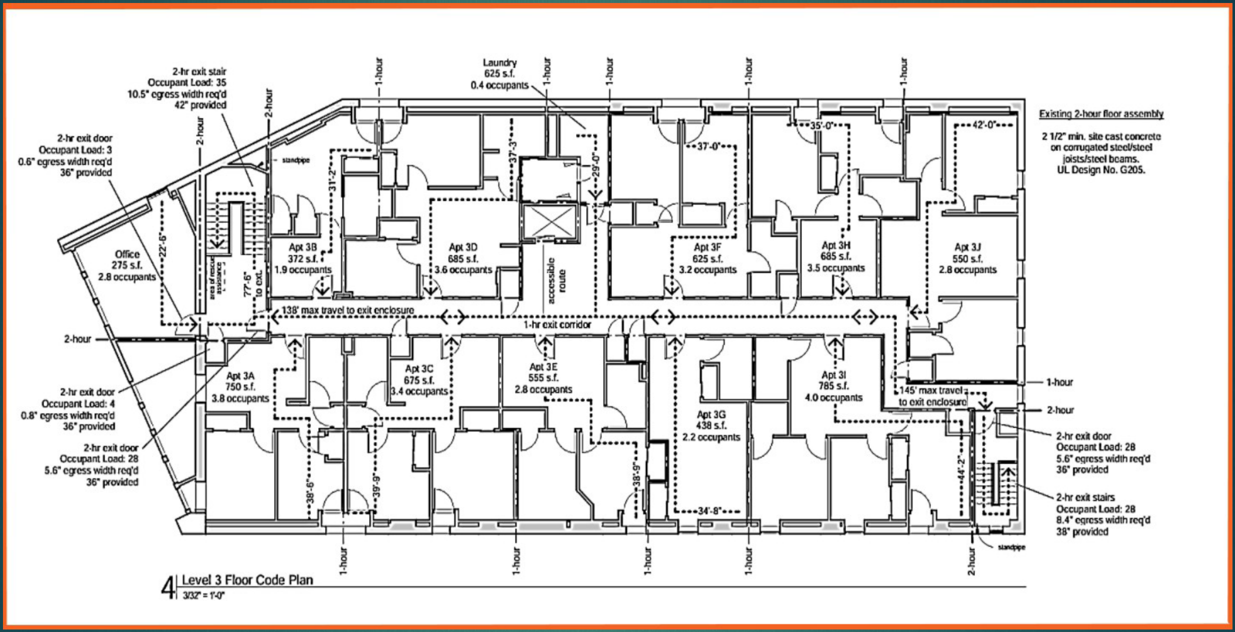
Building Area Breakdown:

- Level 3 | 10 Residential Units +275 SF Office* | 7,020 Net SF | 8,750 Gross SF
- Level 2 | 10 Residential Units | 6,653 Net SF | 8,750 Gross SF
- Level 1 | Commercial Space | 6,790 Net SF | 8,750 Gross SF
- Basement | Garage (19 Spaces) | 8,000 Net SF | 8,750 Gross SF

** "Office" denoted on architectural drawings can potentially be used by a property manager or converted to a tenant common area/amenity*

TOTAL | 20 Units + Commercial | 28,463 Net SF | 35,000 Gross SF

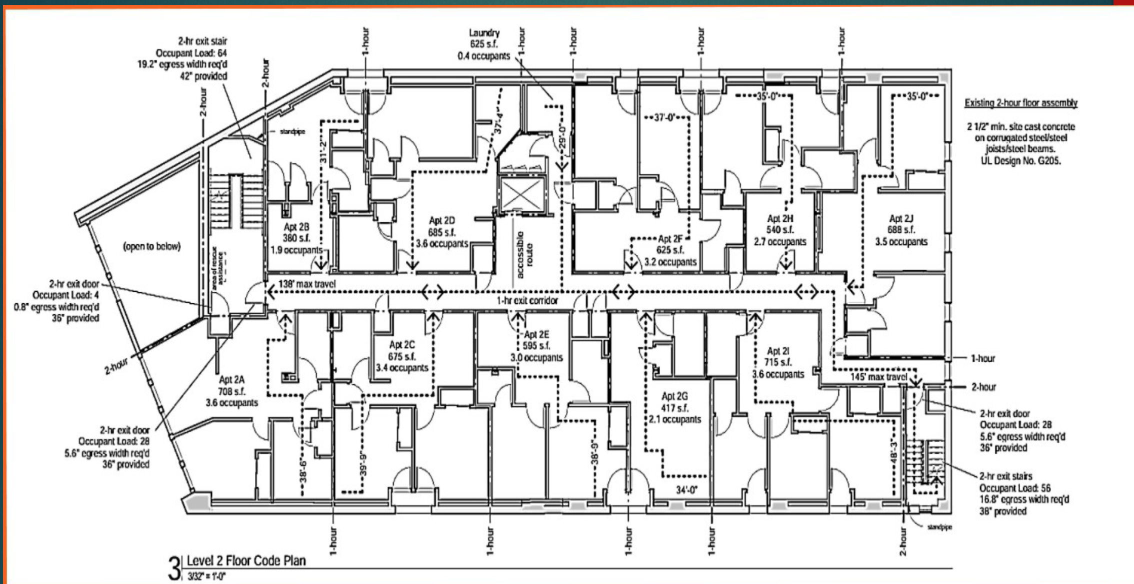
Level 3 Floor Plan:



Floor 3 Breakdown:

Gross Floor Area: 8,750 SF
Net Rentable Area: 7,020 SF
Residential Density: 10 Units
Average Unit Size: ~675 SF
Floor Efficiency: 80% (Rentable-to-Gross Ratio)

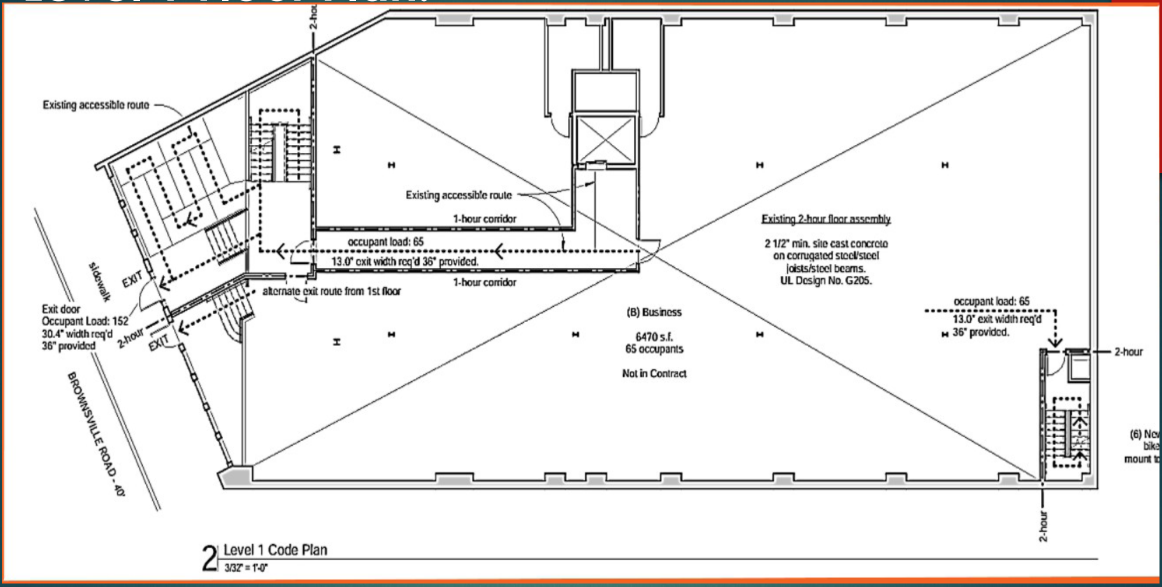
Level 2 Floor Plan:



Floor 2 Breakdown:

- Gross Floor Area 8,750 SF
- Net Rentable Area 6,653 SF
- Residential Density: 10 Units
- Average Unit Size: ~665 SF
- Floor Efficiency: 80% (Rentable-to-Gross Ratio)

Level 1 Floor Plan:

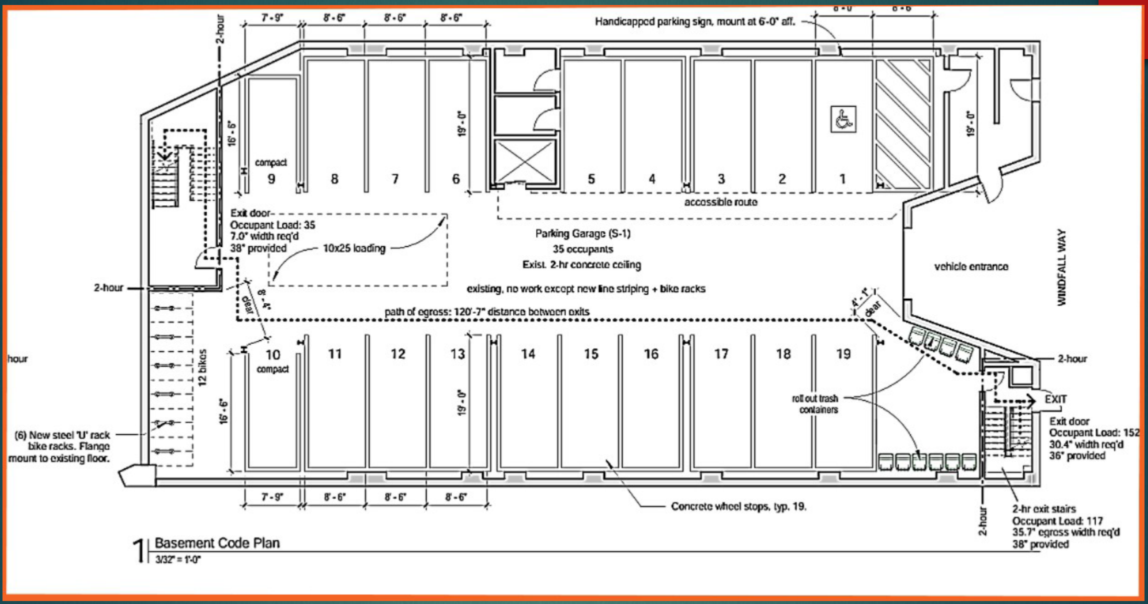


Level 1 Breakdown:

High-Traffic Retail Anchor | 6,790 Net SF | 8,750 Gross SF

- **Retail Ready**: Strategically located on Brownsville Road with heavy-duty concrete floors to support diverse commercial build-out
- **Customer Flow:** 152-person occupancy rating with 3 direct street-level access
- **Utility Ready**: MEP rough-in in place; flexible floor planning
- **Infrastructure**: 2-hour fire-rated structural assembly provides superior sound and safety separation from residential floors; fully equipped with high-capacity NFPA 13 sprinklers and heavy-duty concrete floors to support commercial equipment

Lower- Level Parking Garage:



Basement: Secure Integral Parking Asset | 19-Space Private Garage | 8,000 Net SF | 8,750 Gross SF

- **Capacity: Secured indoor parking for 19 vehicles, including designated compact, accessible, and van-accessible spaces.**

- **Logistics: Features a 10x25 loading zone and dedicated area for roll-out trash containers.**

- **Infrastructure: Existing 2-hour fire-rated concrete ceiling; bike rack storage for up to 12 bicycles.**

- **Safety: High-standard egress with dual 2-hour fire-rated exit stairs and a total occupant load capacity of 35.**

MARKET POSITION & COMPETITIVE ADVANTAGES

- **Superior Infrastructure: New HVAC, electrical, and plumbing rough ins reduce future maintenance costs and enhance building reliability.**

- **Exceptional Parking Value: With a total of 19 secure indoor spaces and 12–14 outdoor spaces sets a new standard for high-density "Luxury Loft" living—eliminating reliance on street or lot parking and overcoming typical urban parking challenges.**

- **Modern, Efficient Units: Larger studios and a dominant two-bedroom mix cater to renter demand for home-office flexibility in 2026.**
- **Attractive Cost Basis: Acquisition at $31/SF is less than one-third the cost of finished comparables ($105–$119/SF), offering significant value upside.**

- **Mechanical Readiness: New 1200 Amp service with high-tension cables, 2 new utility poles, a new transformer, and 20 individual meters/panels already installed; 20 new heat pumps and 20 new hot water tanks on-site, with all waterlines, drains, and sprinklers roughed in.**

- **Residential Core: Floors 2 & 3 are fully framed for 20 units (Studios through 3-Bedrooms).**

- **Customizable Commercial Space: With LNC zoning, the 6,790 SF ground floor is delivered as a high-visibility warm shell, offering a blank canvas for destination retail or office space.**

- **Vertical Access: Elevator shaft to all floors; 2-hour fire-rated stairwells.**

- **Adaptive Efficiency: The open layout allows for final-stage customization of the units, ensuring the property meets 2026's market demands upon completion.**

Executive Summary: The $31/SF Value Play

The Acquisition Price $1,100,000 | 35,000 Gross SF | $31/SF Entry | $55,000/Unit

•Building Status: MEP & framing rough-ins complete; project is in an advanced state of readiness for finishing work.

•Commercial Anchor: 6,470 Net SF optimized for high-traffic retail, café, or convenience.

•Parking Assets: 19 secure internal parking spaces solve for local density and tenant demand.

•Contiguous Parcels: Total assemblage includes 12,375 SF (~0.28 Acres) across three parcels.

Projected Stabilized Revenue (Conservative 2026 Rates)

Unit Type	Count	Est. SF per Unit	Est. Monthly Rent	Annual Total
Studio	4	372–438 SF	$950	$45,600
1 Bedroom	4	550–685 SF	$1,250	$60,000
2 Bedroom	10	595–750 SF	$1,450	$174,000
3 Bedroom	2	688–785 SF	$1,750	$42,000
Project Office	1	275 SF	$650	$7,800
Retail Anchor	1	6,470 SF	$15/SF (NNN)	$97,050
Secure Parking	19	N/A	$125/Space	$28,500
TOTAL GROSS	20 Units	35,000 GSF	$37,912/mo.	$454,950

A Stabilized Asset Machine: Acquiring this asset at $31/SF enables investors to take advantage of a substantial valuation gap—as the building's actual 35,000 SF footprint exceeds county assessed dimensions by a significant margin. A buyer isn't just purchasing 20 apartments; they are investing in a 35,000 SF asset machine engineered for high-density performance at an adjusted price of $55,000 per unit.

This infrastructure includes a 19-car integral garage, a new 1200 Amp power hub, and complete MEP rough-ins for 20 units. Upon completion, this high-capacity property, featuring a dominant two-bedroom mix and rare internal parking, will stand out as the premier high-yield asset in the corridor.