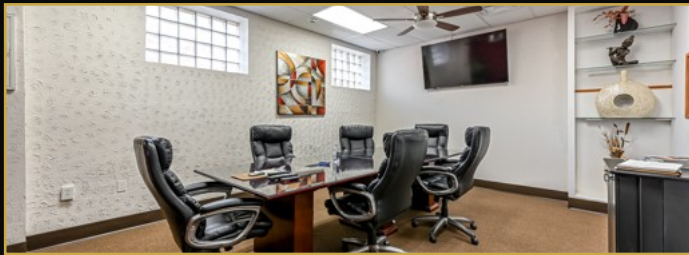


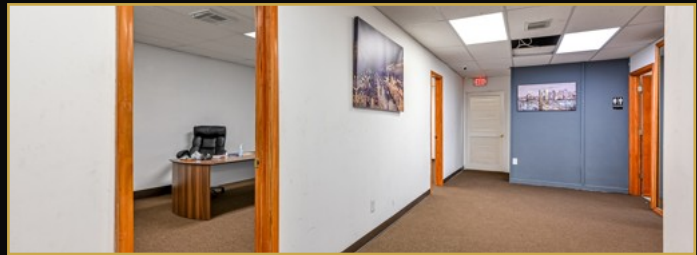


817 Main Street

817 Main St, Pittsburgh (Sharpsburg), PA 15215



CONFERENCE ROOM



PRIVATE OFFICE

<p>\$689,000</p> <p>ASKING PRICE</p>	<p>\$119.20</p> <p>PRICE / SF</p>	<p>5,780 SF</p> <p>BUILDING SIZE</p>	<p>8 Spaces</p> <p>PARKING</p>	
<p>Commercial</p> <p>ZONING</p>	<p>8</p> <p>PARKING SPACES</p>	<p>2023</p> <p>RENOVATED</p>	<p>2</p> <p>STORIES</p>	
<p>Immediate</p> <p>OCCUPANCY</p>				

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.

Jim Schons | Real of Pennsylvania | 412-790-1811 | jschons@hbmppgh.com | www.realre.net

EXECUTIVE SUMMARY

Address	817 Main St, Pittsburgh (Sharpsburg), PA 15215
Property Type	Class A Office — Executive / Traditional
Building Size	5,780 SF
Year Built / Renovated	1965 Renovated 2023
Asking Price	\$689,000
Price / SF	\$119.20
Occupancy	Immediate — 100% Available

817 Main Street offers a rare owner-user or investment opportunity in the heart of Sharpsburg, one of the Pittsburgh metro's most accessible river-corridor submarkets. This professionally updated, move-in-ready office building combines modern finishes with a functional two-story layout served by a newly installed elevator — a feature seldom found at this size and price point.

With 8 off-street parking spaces, immediate availability, and a location minutes from downtown Pittsburgh via Route 28 and the Highland Park Bridge, this asset is positioned to serve medical, legal, financial, or corporate users seeking efficient, well-located space with strong long-term cost control.

WHY THIS IS A GREAT PROPERTY TO BUY

- Fully renovated in 2023 — modern, move-in-ready condition throughout
- Rare 8-space off-street parking lot, a significant competitive advantage in this submarket
- Elevator-served, 2-story layout suited to medical, legal, or professional office use
- Minutes from downtown Pittsburgh via Route 28 and the Highland Park Bridge
- Immediate occupancy — 100% available for owner-user or investor
- Aggressively priced relative to comparable Pittsburgh-metro office product

PROPERTY OVERVIEW

Address	817 Main St, Pittsburgh (Sharpsburg), PA 15215
Asking Price	\$689,000
Building SF	5,780 SF
Price / SF	\$119.20
Property Type	Class A Office — Executive / Traditional
Investment Type	Owner/User or Investor
Year Built	1965 Renovated 2023
Stories	2 Stories + Elevator
Parking	8 Off-Street Spaces
Zoning	Commercial
Lot Size	3,945 SF
APN	0167M00350000000
Occupancy	Immediate — 100% Available
Ideal Uses	Medical, Legal, Financial, Counseling, Education, Corporate Office

WHY THIS IS A GREAT PROPERTY TO BUY

- Turnkey, professionally renovated office space ready for immediate occupancy — no capital outlay required
- Rare 8-space private parking lot solves the #1 constraint for small office users in dense river-corridor submarkets
- Elevator access broadens the tenant pool to medical and professional users who require ADA-friendly, multi-floor space
- High-access location on Route 28 puts downtown Pittsburgh, Oakland, and the eastern suburbs within a short commute
- Efficient 5,780 SF footprint keeps carrying costs low for an owner-user while remaining large enough to subdivide for tenants
- Aggressive pricing at under \$120/SF offers meaningful upside versus comparable renovated office product in the Pittsburgh metro

FINANCIAL ANALYSIS

Asking Price	\$689,000
Building SF	5,780 SF
Price / SF	\$119.20
Estimated Annual Taxes	\$11,293
Current Occupancy	Vacant — Owner/User or Lease-Up Opportunity

This asset is offered vacant, positioning it as an owner-user purchase or a lease-up opportunity for an investor. Buyers underwriting an investment scenario should build a pro forma using current Sharpsburg-submarket office rents (averaging approximately \$12/SF NNN) against the 5,780 SF footprint.

All financial data provided by seller. Buyer to verify.

MARKET OVERVIEW

Located at 817 Main Street in Sharpsburg, PA — minutes from downtown Pittsburgh via Route 28 and the Highland Park Bridge. The property sits along a well-traveled commercial corridor with excellent access to the Pittsburgh metro's professional workforce, and benefits from limited quality office inventory in this size range within the submarket.

DEMOGRAPHICS

Radius	Population	Median HH Income	Daytime Population
1 Mile	8,704	\$67,600	7,200
3 Mile	Est. — data pending	Est. — data pending	Est. — data pending
5 Mile	Est. — data pending	Est. — data pending	Est. — data pending

DEMAND DRIVERS

- Direct Route 28 access connects the site to downtown Pittsburgh and the eastern river-corridor suburbs
- Highland Park Bridge provides an additional cross-river commuter route for staff and clients
- Limited quality office inventory in the 5,000–6,000 SF range within Sharpsburg and neighboring submarkets
- Ongoing revitalization along the Allegheny River corridor supports long-term commercial demand

PROPERTY PHOTOS



EXTERIOR — MAIN ST FRONTAGE



CONFERENCE ROOM

INVESTMENT SUMMARY

ASKING PRICE \$689,000	BUILDING SF 5,780
PRICE / SF \$119.20	YEAR RENOVATED 2023
PARKING SPACES 8	STORIES 2 + Elevator
LOT SIZE 3,945 SF	OCCUPANCY Immediate

5-YEAR OWNER-USER COST OUTLOOK (ILLUSTRATIVE)

Year	Est. Annual Taxes	Est. Insurance	Est. Maintenance
Year 1	\$11,293	Buyer to obtain quote	Buyer to obtain quote
Year 2	Subject to reassessment	Buyer to obtain quote	Buyer to obtain quote
Year 3	Subject to reassessment	Buyer to obtain quote	Buyer to obtain quote
Year 4	Subject to reassessment	Buyer to obtain quote	Buyer to obtain quote
Year 5	Subject to reassessment	Buyer to obtain quote	Buyer to obtain quote

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SCHEDULE A TOUR OR REQUEST DUE DILIGENCE MATERIALS TODAY

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This Offering Memorandum has been prepared by Real of Pennsylvania for use by a limited number of parties whose sole purpose is to evaluate the possible acquisition of the subject property. The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. This Offering Memorandum is not a substitute for a thorough due diligence investigation.

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