

**4300 MURRAY AVENUE | PITTSBURGH, PA 15217**

Asking price: \$325,000

**FOR SALE**



## FORMER BANK BRANCH

Located in the City of Pittsburgh's 15th ward, known as Greenfield. This former bank branch is located directly across from a very active Giant Eagle grocery store. This location is highly desirable due to its close proximity to booming neighborhoods including: Squirrel Hill, Shadyside, Oakland, The University of Pittsburgh, Carnegie Mellon University and the Waterfront Shopping Center.

**Building Size:** 1,734 SF - 1st floor  
(Full lower level)

**Parcel Size:** .11 acres / 5,000 SF

**Construction:** Brick & masonry

**Drive-Thru:** One (1) lane

**ATM:** On-site (Possible lease-back)

**Parking:** Two (2)

**GREGG BROUJOS**

Broker-of-Record  
412.422.9900 Ext. 227  
gbroujos@buncherrealty.com

**DAVID THOR**

Managing Director  
412.208.8362  
david.thor@am.jll.com



**BUNCHER.**

REALTY SERVICES  
Buy. Sell. Lease. Buncher.

# PROPERTY HIGHLIGHTS

**Zoning:** LNC - Local Neighborhood Commercial

**Year Built:** .1980

**Square Foot on First Floor:** 1,750 SF

**Lower Level :** Full footprint, partially finished with bathroom and break area plus storage & utility rooms

**Electric Service:** 200 amp

**HVAC:** Roof mounted; new compressor in Spring 2023

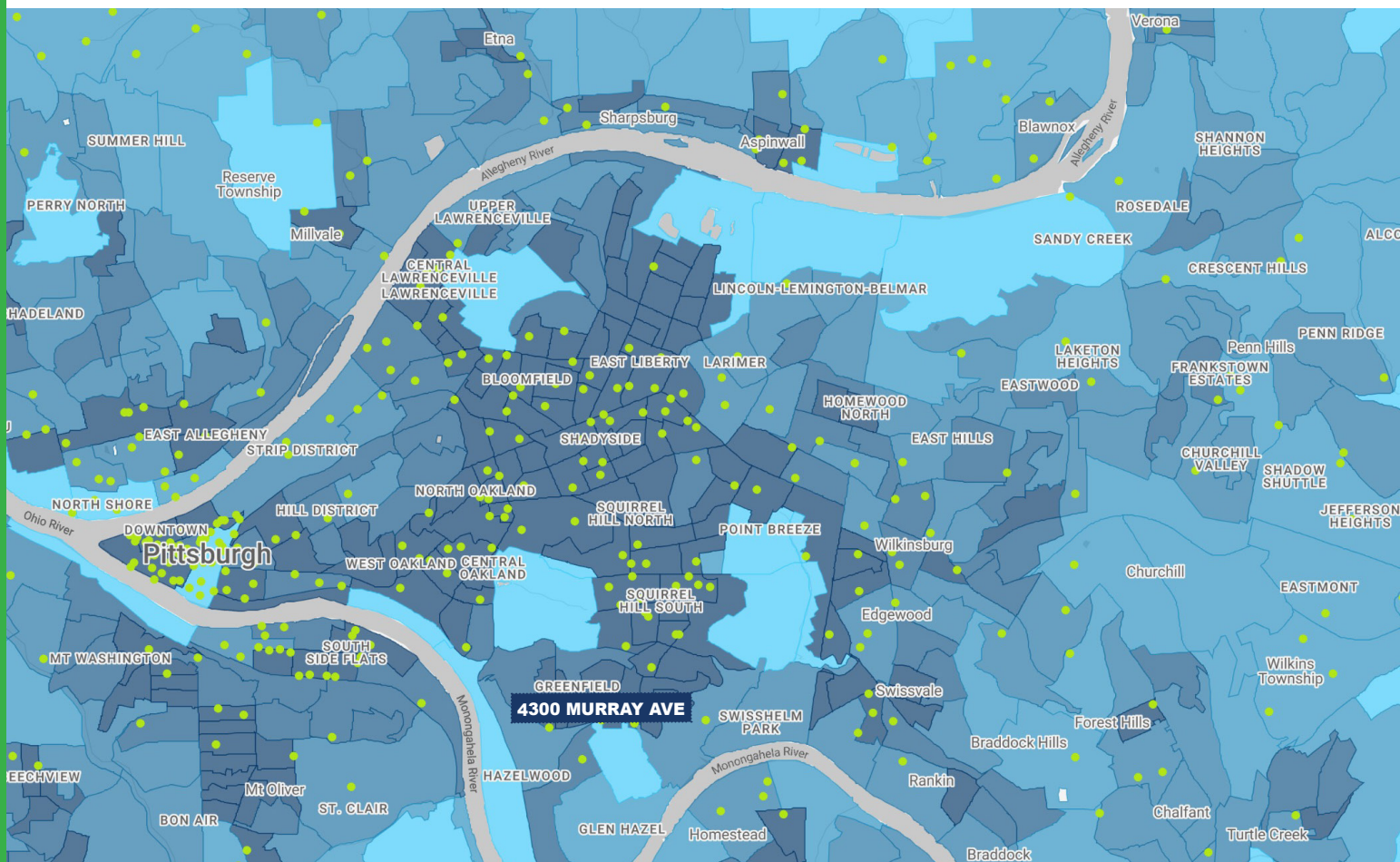
**Roof:** New replacement in Summer 2023

**2023 Assessed Value:** \$190,500

**Yearly Property Taxes are Approximately:** \$4,532

THE ABOVE INFORMATION IS DEEMED RELIABLE BY OWNER, BUNCHER REALTY SERVICES, AND JLL. HOWEVER, IT IS NOT GUARANTEED AND INTERESTED BUYERS SHOULD MAKE THEIR OWN DETERMINATION OF FACTS.

## EMPLOYEE VS. BUSINESS DENSITY



**EMPLOYEE**

5,000

3,500-5,000

2,000-3,500

2,000-500

Less than 500

**BUSINESS**

1 dot = 25 businesses

# OPPORTUNITY

## ACTIVE LOCATION



## DEMOGRAPHICS - 20 MINUTE DRIVE TIMES



Population | 381,391



Households | 179,839



HH. Income | \$93,584



Businesses | 18,395

## NEARBY AMENITIES



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No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.