

4300 MURRAY AVENUE | PITTSBURGH, PA 15217

Asking price: \$350,000

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
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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

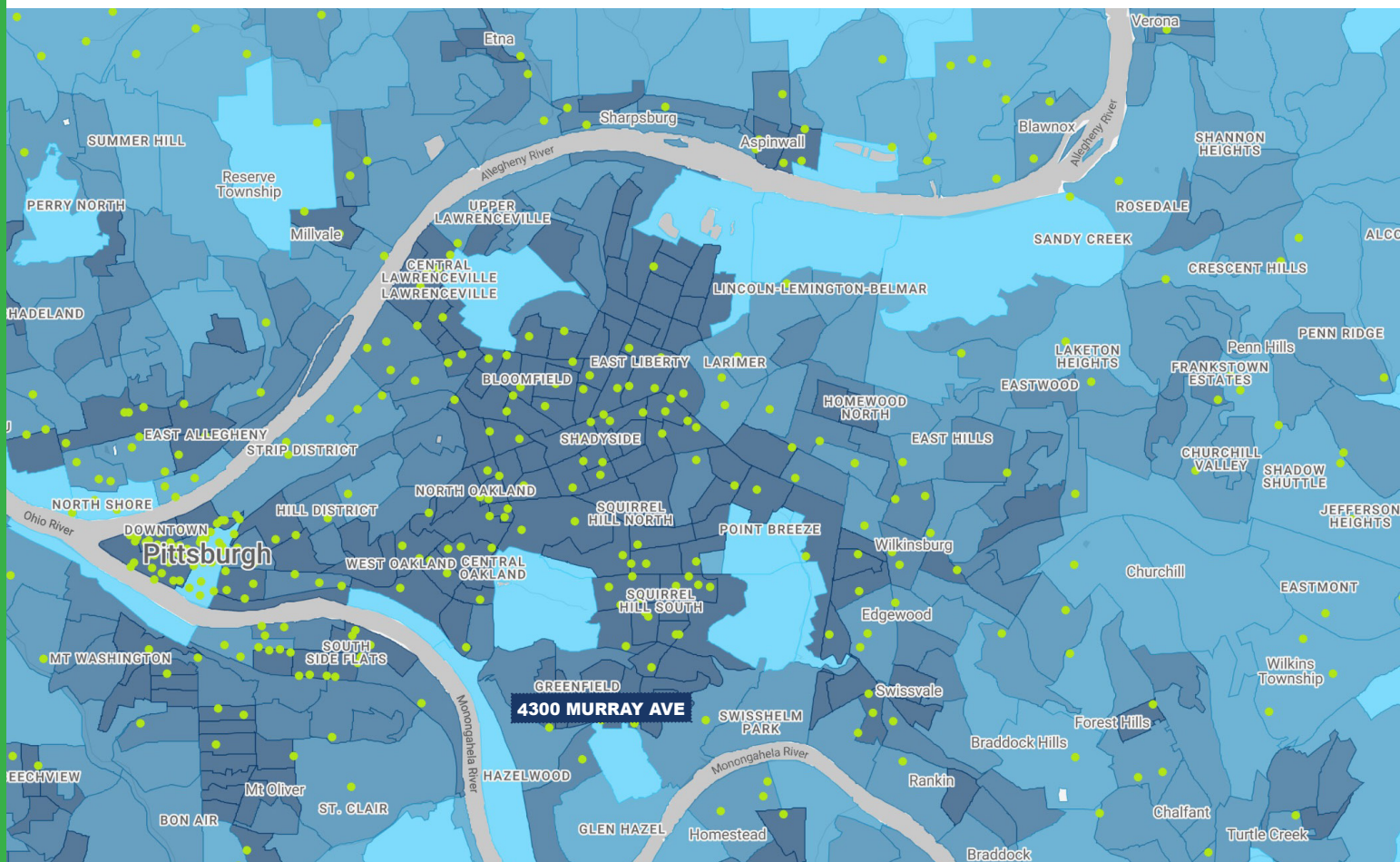
Roof: New replacement in Summer 2023

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.