

### Agent Full

## Commercial-Industrial-Business

## 5614 Elgin Street



MLS #: **1341656** Status: **Active** List Price: **\$1,900**  
 Address: **5614 Elgin Street**  
 Area: **Highland Park** Zip Code: **15206**  
 Postal/Mailing City: **Pittsburgh** County: **Allegheny-East**  
 Lease Price: **\$1,900** Lease Per: **Month**  
 Directions: **From East Liberty, N Negley toward Highland Park, right on Elgin, first driveway on the right.**  
 Map#/Block#/Lot#/Info: **82-G-272** Acres:  
 Lot: **0**  
 Zoning: **R1D-L**  
 For Sale:  
 For Lease: **Building**  
 Business Name:  
 Business Description:



#### General Information

Office SqFt: <b>1,800</b>	Railroad:	GAI:	Utilities:
Warehouse SqFt:	Freight Elev:	GOI:	Maintenance:
Road Frontage:	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height:	Dock:	Taxes: <b>\$0</b>	NOI:
			Insurance:

#### Remarks

From 1800-3500sf of historic carriage-house offices in leafy Highland Park, available now. Just 2-3 minutes from the Highland Park Bridge, easily accessible not only from Shadyside, Oakland, etc., but also from Fox Chapel, Aspinwall, the North Hills and downtown. Quiet brick building in a park-like setting. Kitchenette, 5-8 offices (some large enough for 2 people if desired), 2 bathrooms (1 ADA), waiting room area, two conference rooms, basement storage, parking for 4 cars plus abundant street parking (if tenant takes the entire building). Perfect for a small company with low public traffic, a non-profit, start-ups. Ground floor is ADA. Walkable to the park, restaurants, shops, cafe, grocery store, bike trails; quick drive or bus trip to Target, Staples, Trader Joe's, Giant Eagle, Whole Foods; on major bus lines and just minutes from Butler Street and Route 28. Tenant pays electric, internet/phone (FIOS & Comcast available), and cleaning only.

#### Agent Remarks

Owners looking for low-traffic office users who are sensitive to this quiet, residential setting. Entire building is available for \$2,900/month. Prices are a little negotiable for the right tenant. Owners nearby for responsive property management. Minimum \$500k liability insurance required. By appointment only. Information deemed reliable but not guaranteed.

#### Features

Type Property: <b>Office</b>	Year Built:
Form of Access:	Construction: <b>Brick</b>
Parking: <b>4/Off-St</b>	Insulation:
Traffic Count:	Utilities Avail: <b>Electricity, Gas, Sewer, Water</b>
Show: <b>Appointment With Listor</b>	

#### Office Information

Value: <b>Market Value - \$0</b>	Tenant Occ:	Taxes: <b>\$0</b>
ICD: <b>No</b>	ENT:	Foreclosure:
BAC: <b>1000/2%</b>	TLC: <b>0</b>	Short Sale:
SAC: <b>1000/2%</b>		
Owner: <b>Hall</b>	Tour Date:	
Contact: <b>Rick S.</b>	Phone: <b>412-352-3417</b>	
Agent: <b><a href="#">Rick Schweikert</a></b>	Phone: <b>412-352-3417</b>	Cell Phone: <b>412-352-3417</b>
Email: <b><a href="mailto:rickschweikert@gmail.com">rickschweikert@gmail.com</a></b>	Tour URL:	
Agent State License #: <b>RB067473</b>	Broker State License #: <b>RS225307</b>	
List Office: <b><a href="#">22301 - KELLER WILLIAMS PITTSBURGH EAST</a></b>	Phone: <b>412-682-0120 ext.</b>	
List Date: <b>06/06/2018</b>	Expire Date: <b>10/05/2018</b>	Pending Date:

Wednesday, August 8, 2018 5:11 PM

Requested By: Rick Schweikert

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