

# FOR SALE: Retail Storefront w/ 3 Apartments

1106 Castle Shannon Blvd.  
Pittsburgh, PA 15234

**\$250,000**

**8% Cap**

## FEATURES:

- **Retail Tenant In Place**
- **3 Rented Apartments**
- **Close To Shopping / T - Line**
- **New Furnaces / Water Heater**
- **High Traffic Corridor**
- **Rents Below Market Rate**
- **Fully Occupied**



G.O.I.	\$35,000.00
7% Vacancy	( 2,430.00)
Insurance	( 1,635.00)
Real Estate Taxes	( 7666.24)
Comm. Area Utilities	<u>( 5,500.00)</u>
24 mo. N.O.I.	+/- \$20,000.00



**CONTACT:**  
**Blane Allan, Agent**

McCormick Real Estate & Management

2212 Noblestown Road  
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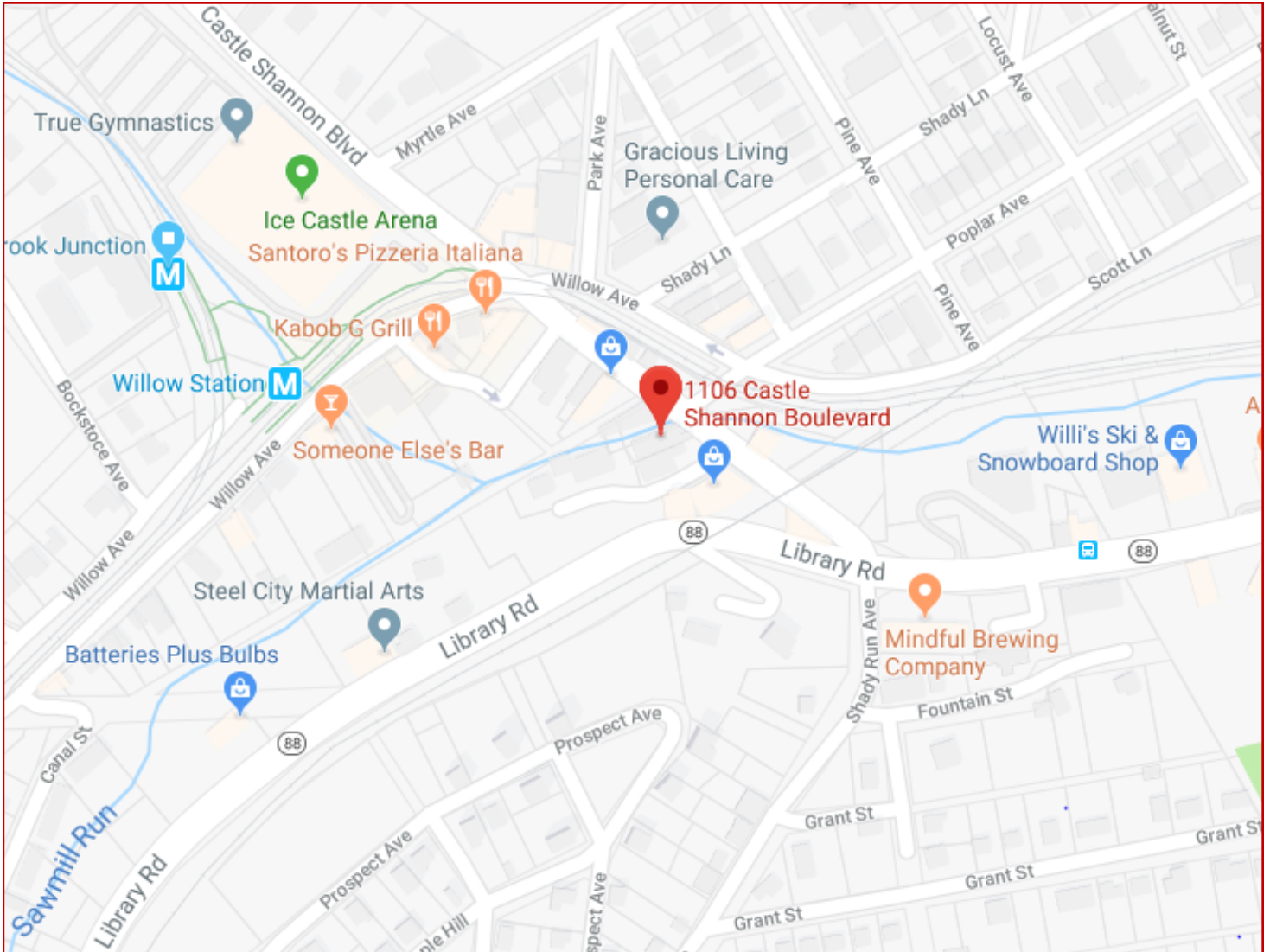
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