

AVERAGE DAILY TRAFFIC		
5,081 Vehicles Daily - South 19th Street		
12,242 Vehicles Daily - East Carson Street		
DEMOGRAPHICS		
	1-MILE	3-MILES
Population	22,910	166,540
Avg. HH Income	\$68,075	\$76,012



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Access NDA**

Return Signed NDA via email to  
Joe Tosi or Taylor Iaboni

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**OXFORD**  
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**FOR SALE**

Office | Industrial | Retail | Investing | Consulting

**33 South 19th Street**  
Pittsburgh, PA 15203



**Building Size**

Approximately 14,400 SF (plus Basement)

- 7,200 SF - First Floor
- 7,200 SF - Second Floor
- 7,200 SF - Basement

**Site Size**

Building

Approximately 10,320 SF or 0.24 Acres

Remaining Parcels 12-E-31 & 37-39

Approximately 4,074 SF or 0.094 Acres

**Parcel ID**

12-E-44 (Building)

12-E-31

12-E-37

12-E-38

12-E-39

**Property Highlights**

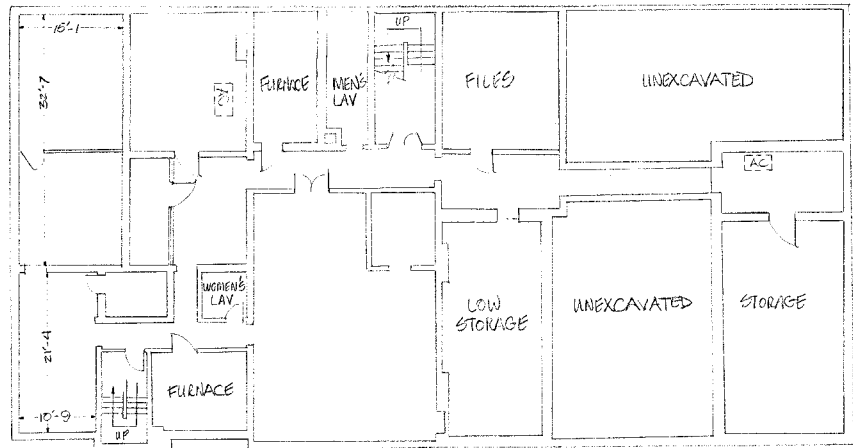
- Two-Story office building conveniently located in the South Side neighborhood just minutes to Downtown Pittsburgh
- Investment opportunity; Long term tenancy with a prosthetics company with lease through 12/31/26
- Potential for office, medical, or specialty retail users
- Walking distance to East Carson restaurants and retail
- Contiguous parcels available for sale by different ownership (12-E-35 & 12-E-36)
- Zoning:
  - Parcel 12-E-44: RIV-MU (Riverfront Mixed Use)
  - Parcels 12-E-31 & 37-39: RIV-RM (Riverfront Mixed Residential)

**Sale Price**

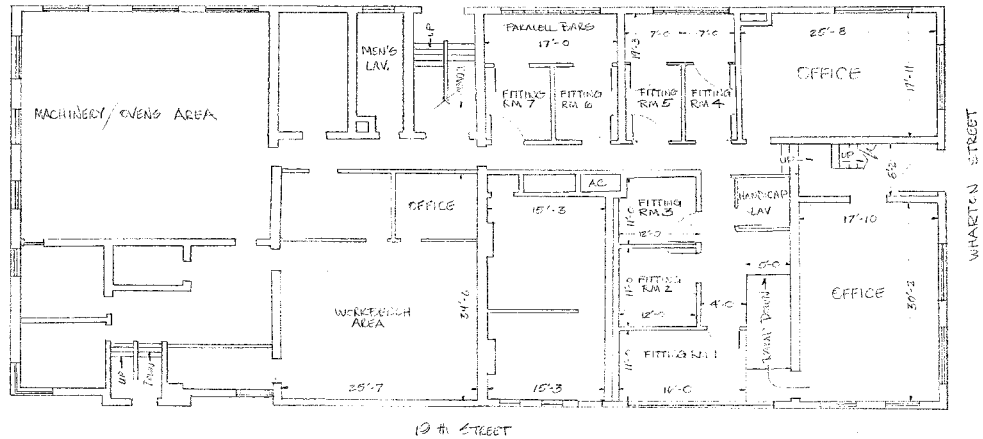
\$1,200,000 **Price Reduced - \$1,075,000**



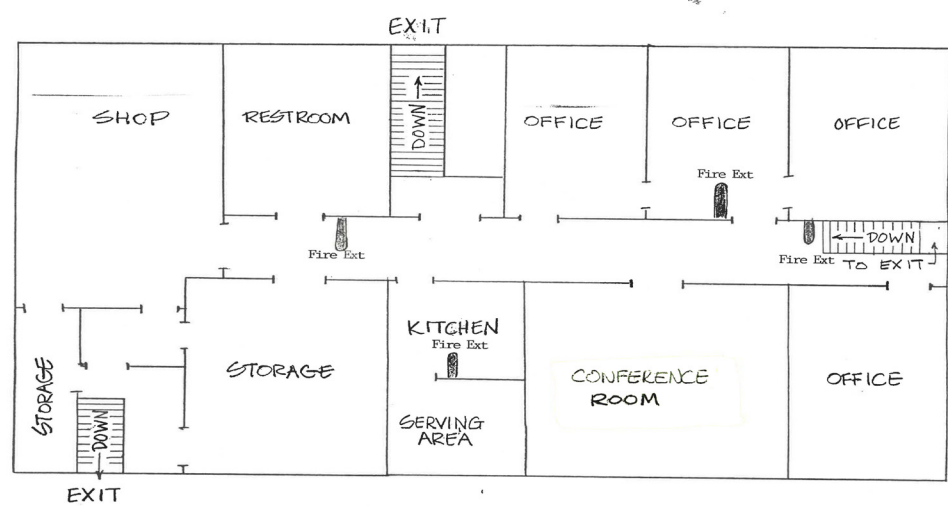
Basement Level



First Floor



Second Floor



Additional Parcels Included in Sale



Additional Parcels Available

