

A FORMER NEIGHBORHOOD ENGINE HOUSE

The Firehouse

900 Bingham Street · Two leased units · ±3,150 SF

Offered at
\$575,000

TWO UNITS · 100% LEASED

Both units leased through mid-2027 with tenants paying all utilities. Full income and operating detail on the following page.

±3,150 SF

TOTAL BUILDING

±\$183

PRICE PER SF

\$43,800

GROSS ANNUAL RENT

2027

LEASES ROLL

Original brick, arched openings and the engine-bay street front — now two separately leased loft units producing \$3,650 a month, with both leases running into 2027. Legal non-conforming zoning status; buyer to confirm permitted uses.

THE PROPERTY

Built to house engines. Leased through 2027.

A corner building in South Side Flats, minutes from East Carson Street and a short crossing from downtown — heavy brick, arched windows and the original apparatus bay fronting the street.

IN-PLACE INCOME & OPERATIONS

UNIT	SIZE	RENT / MO	EXPIRES
Unit 1	±2,500 SF	\$1,950	Jul 2027
Unit 2	±650 SF	\$1,700	Jun 2027
Gross scheduled income		\$43,800 / yr	
Less: real estate taxes		(\$3,310)	
Less: insurance		(\$2,276)	
Net operating income		\$38,214	
Cap rate at \$575,000		6.65%	

Tenants pay all utilities. NOI reflects taxes and insurance only — it excludes vacancy, management, maintenance and reserves. Taxes shown reflect the current assessment; Allegheny County may reassess following a sale. Buyer to underwrite independently; leases and estoppels on request.

WHERE THE UPSIDE IS

- Both leases roll within 12 months at market
- Unit 1 rents at \$0.78/SF, below area loft rates
- Tenants pay all utilities — light expense load

AT A GLANCE

Address	900 Bingham Street
Neighborhood	South Side Flats
City	Pittsburgh, PA 15203
Building Size	±3,150 SF
Unit 1	±2,500 SF
Unit 2	±650 SF
Basement	Full, unfinished
Roof	Deck opportunity
Zoning	Non-conforming
Occupancy	100% leased
Gross Rent	\$43,800 / yr
NOI	\$38,214
Cap Rate	6.65%
Price	\$575,000
Price / SF	±\$183



ARCHED ENTRY



SOUTH SIDE FLATS · DOWNTOWN PITTSBURGH BEYOND

UNIT ONE · COMMERCIAL / LOFT RESIDENTIAL

±2,500 SF

LEASED · \$1,950 / MO · THROUGH JULY 2027

The larger of the two units. Open workspace, full kitchen, two full baths and generous storage — ADA accessible.



OPEN WORKSPACE · KITCHEN & DINING · UPPER LEVEL · ENTRY · BOTH BATHS

UNIT ONE FEATURES

- Two full bathrooms
- ADA accessible
- Full kitchen
- Dedicated storage
- Open, column-free workspace
- Carpet and hardwood flooring
- Skylights
- Separate street entrance

UNIT TWO · COMMERCIAL / LOFT RESIDENTIAL

±650 SF

LEASED · \$1,700 / MO · THROUGH JUNE 2027

A compact double-height loft with a mezzanine stair, pressed-tin ceiling and its own rooftop access — a natural studio, office or pied-à-terre.



MAIN LOFT WITH MEZZANINE · KITCHEN · BATH

UNIT TWO FEATURES

- One and a half bathrooms
- Private bedroom or office
- Full kitchen
- Open workspace
- Carpet and concrete flooring
- Direct rooftop access

Tours by appointment.

Building is tenant-occupied — please do not disturb tenants. Leases, estoppels and expense detail available to qualified parties.

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All information contained herein has been obtained from sources deemed reliable but is not guaranteed and is submitted subject to errors, omissions, change of price, prior sale or withdrawal without notice. Buyer to independently verify square footage, zoning, permitted uses, lease terms, income, condition and all other material facts.