

632 & 634
SMITHFIELD STREET

FOR SALE

PRIME DOWNTOWN
OPPORTUNITY



FOR MORE INFORMATION, CONTACT:

JACK O'DONOGHUE, SIOR

Managing Director

+1 412 337 0105

jack.odonoghue@cushwake.com



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BUILDING FEATURES

- Two adjoined buildings as one offering.
- Combined 5 and 6 stories for 21,840 SF total area.
- In addition, a finished basement and partial mezzanine.
- Insulated temperature-controlled storage on two levels.
- Vintage buildings with strong structural integrity.
- Poised for conversion of Loft office or residential condo's.
- Ideal for retail, office, or mixed-use.
- 800 stall Public Parking Garage directly across Smithfield Street.
- Located in Pittsburgh's Downtown Central Business District.
- Excellent public transportation access.

SALE PRICE
\$835,000



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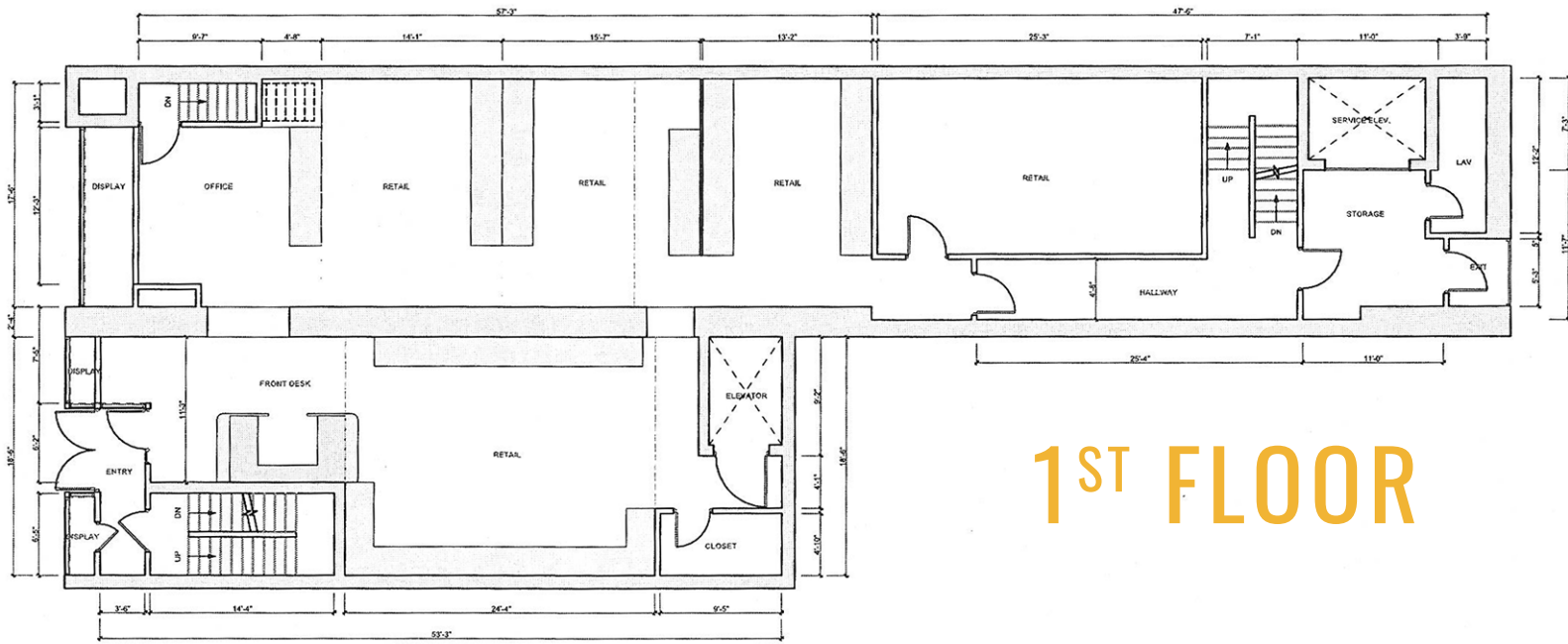
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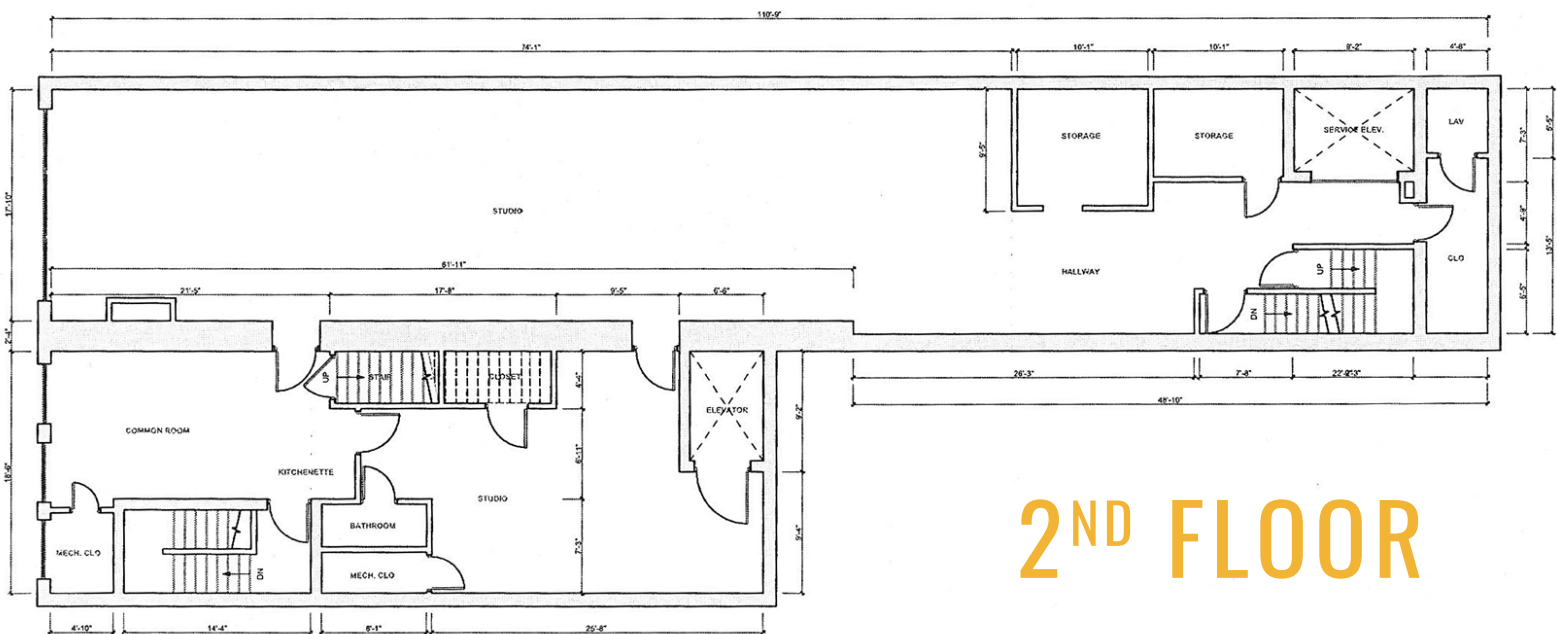
 **CUSHMAN &
WAKEFIELD**

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FLOOR PLANS



1ST FLOOR



2ND FLOOR

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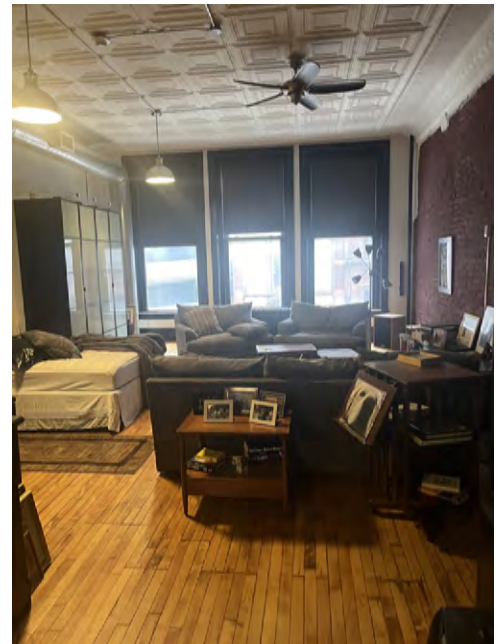
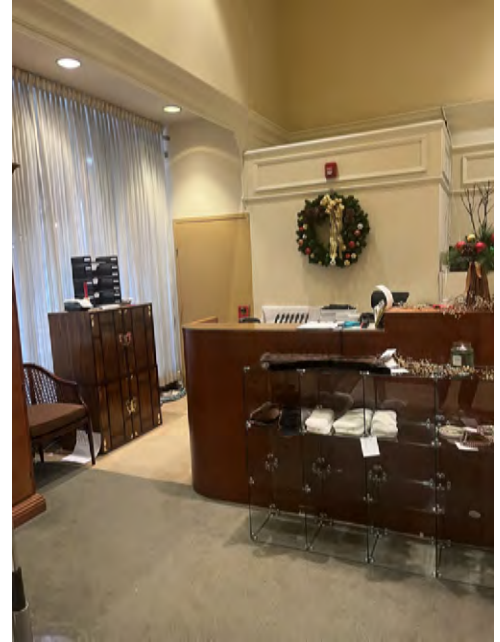
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BUILDING PHOTOS



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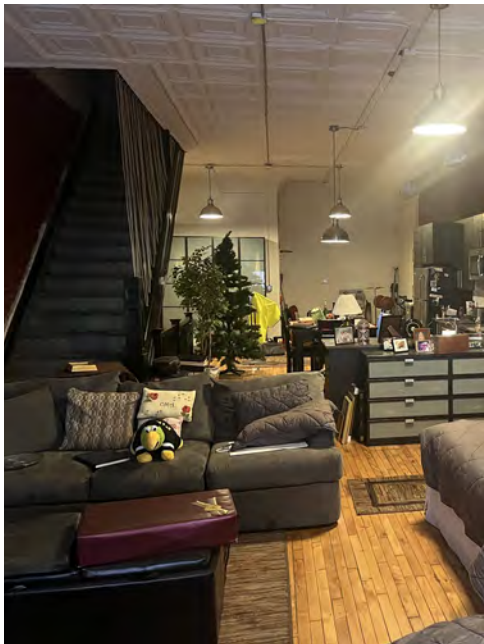
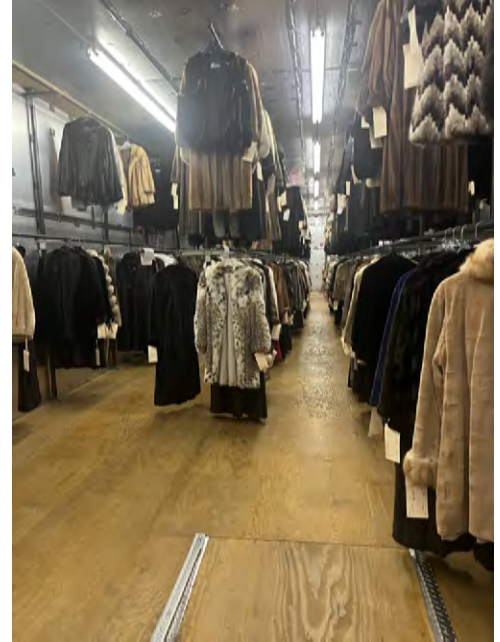
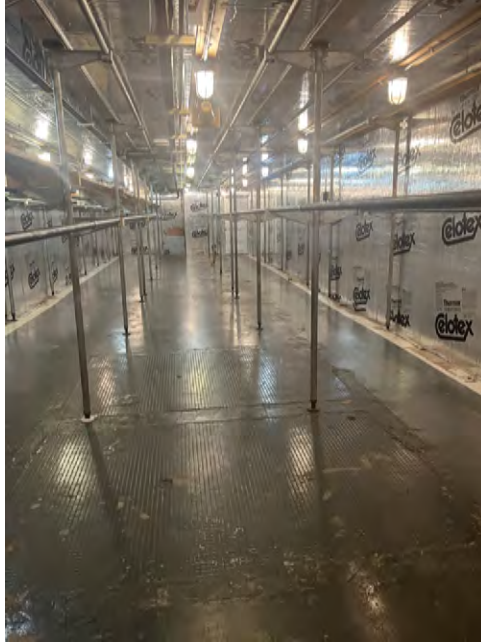
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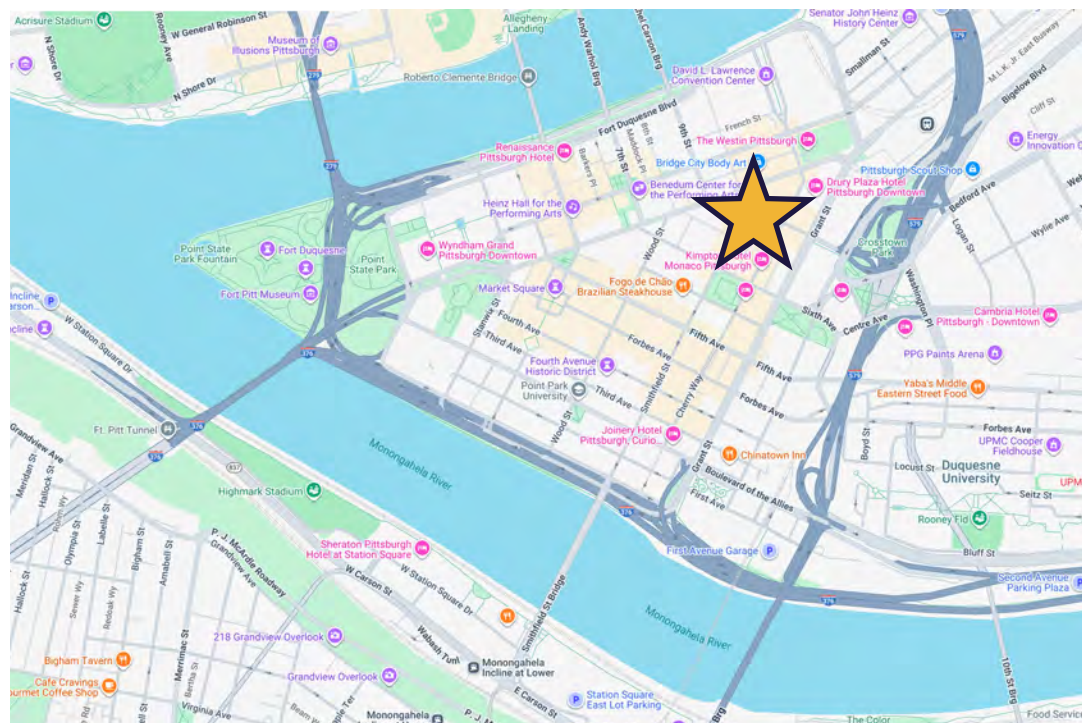
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LOCATION MAP

Discover a rare commercial opportunity in the heart of Downtown Pittsburgh. This retail/commercial property at 634 Smithfield St offers excellent visibility, convenient transit access, and is part of one of the city's most historic and vibrant retail corridors. Perfect for retail, office, or mixed-use redevelopment, this building is ready for your next investment.



- Excellent public transportation access with multiple bus routes, the nearby light rail ("T"), and the Monongahela Incline provide convenient connections throughout Downtown Pittsburgh and surrounding neighborhoods.
- These buildings are part of Smithfield Street's historic downtown retail corridor, amidst shops, offices, and other commercial properties.
- Nearby redevelopment and renovation projects on adjacent Smithfield properties reflect broader downtown activity.

DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
2024 Population	21,459	158,340	387,075
2024 Households	10,373	73,519	178,649
Avg Household Income	\$102,658	\$78,656	\$84,780
Daytime Employment	134,719	330,324	419,391
Businesses	6,654	24,116	34,844

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