

1501-1503 EAST CARSON STREET

Prime Corner Commercial & Retail Opportunity
South Side, Pittsburgh, PA

PROPERTY OVERVIEW

An iconic fixture in one of Pittsburgh's most dynamic corridors.

- **Property Type:** Commercial / Retail / Mixed-Use
- **Building Status:** Existing
- **Frontage:** High-visibility corner of East Carson St.
- **Infrastructure:** Turnkey bar/restaurant build-out on main level.
- **Value-Add:** Expansive upper/rear areas ready for customization.
- **Zoning:** Mix Retail Resu / Stg-Noinc Sb







TURNKEY BAR & RESTAURANT INFRASTRUCTURE

Ready to operate with classic architectural details.

- Extensive, beautifully maintained primary bar.
- Historic tin ceilings and custom woodwork.
- Flexible open floor plan for high-capacity seating or entertainment.
- Direct street access via dual entryways.

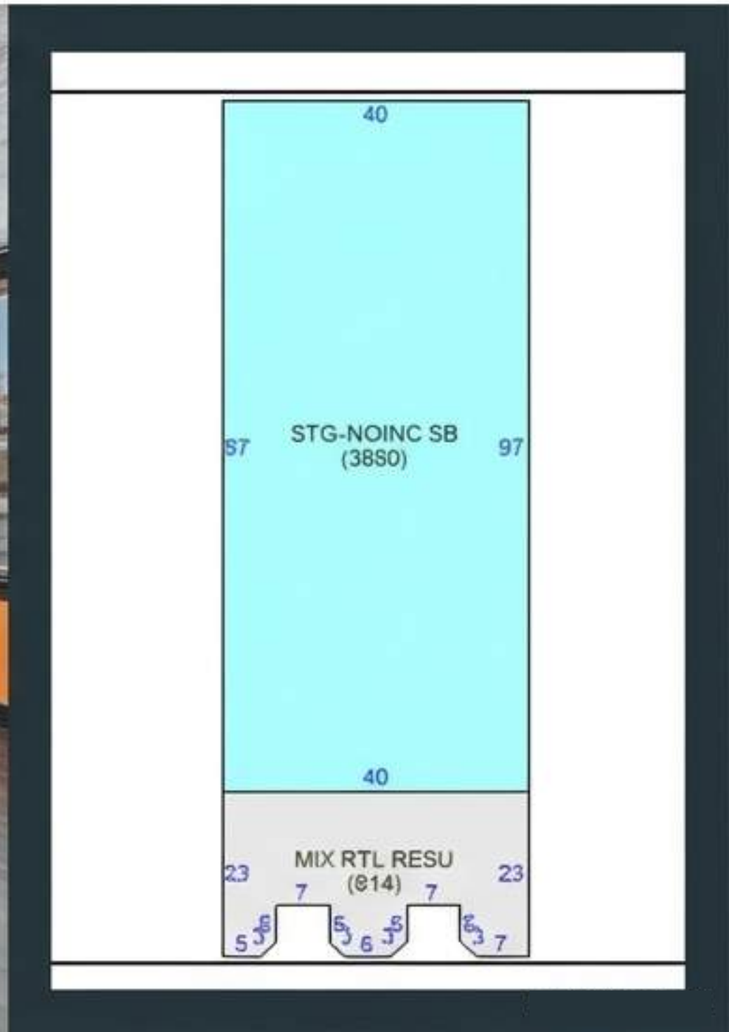
SPACE & FLEXIBILITY

Adaptable square footage to match your vision.

- **Front-of-House:** Bright, window-lined areas perfect for café seating or retail displays.
- **Blank Canvas:** Open upper/rear rooms ready for private events, VIP lounges, or office conversion.
- **Expansive Footprint:** 3,880 sq ft primary structure with adjacent mixed-use space.









THE SOUTH SIDE ADVANTAGE

Unmatched connectivity in a high-traffic corridor.

Located on East Carson Street, a historic and bustling commercial artery. The property benefits from dense foot traffic, a vibrant nightlife and dining scene, and immediate proximity to downtown Pittsburgh, major universities, and corporate hubs.

McCormick
Real Estate & Management

The Center of Pittsburgh's Premier Retail Ecosystem

Positioned shoulder-to-shoulder with top-tier national franchises and beloved local institutions.



BRUEGGER'S BAKED FRESH

THE FLATS ON CARSON

MIKE & TONY'S GYROS

PRIMANTI BROS.

FAT HEAD'S SALOON

MARIO'S PITTSBURGH, PA

LAYNE'S Chicken Fingers

MAD CHICKEN

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NEXT STEPS

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