



For Sale | Assisted Living Facility

160 Chapel Rd

BEAVER, PA 15009

PRESENTED BY:

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Property Information

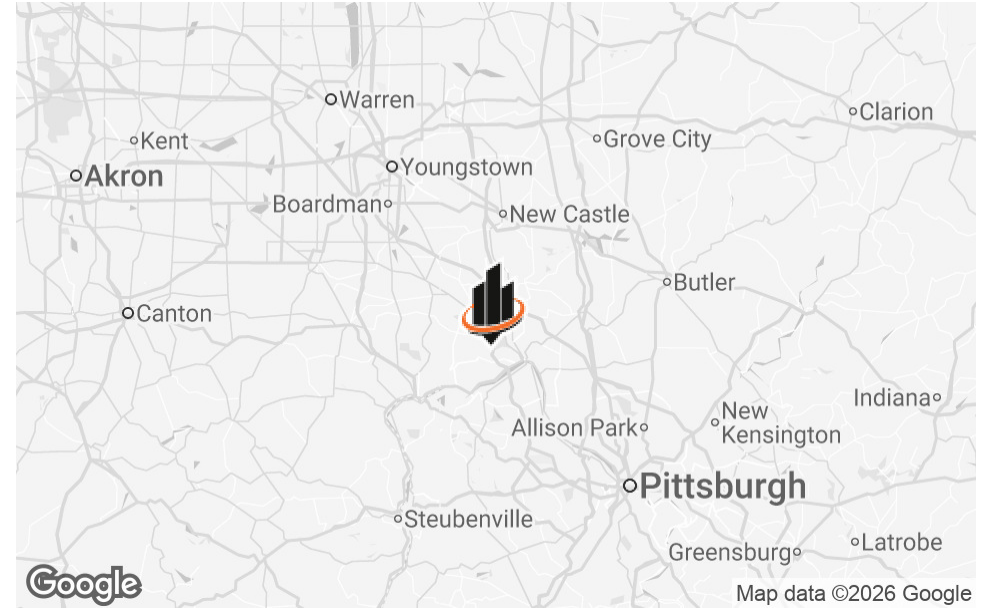


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
NUMBER OF UNITS:	21
LOT SIZE:	242,542 SF
BUILDING SIZE:	13,257 SF



PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to present for sale 160 Chapel Rd in Beaver, PA. This 21 unit assisted living facility operated until 2024. It is currently vacant and is being offered with all FF&E. It was built in 1986 and recently renovated in 2020. The property is 35 mi north of Pittsburgh, with easy access to I-376.

PROPERTY HIGHLIGHTS

- Zoned C-2 Mixed Use
- 5.77 Acre Parcel
- Wood Frame Construction w/ Brick & Vinyl Siding
- Gabled Asphalt Shingle Roof

LOCATION DESCRIPTION



BEAVER COUNTY

Beaver County is located in southwest Pennsylvania northwest of the city of Pittsburgh. The County is bordered on the west by the States of Ohio and the panhandle of West Virginia; the south by Washington County; the east by Allegheny and Butler counties; and the north by Lawrence County. The predominate feature of the County is the Ohio River which enters from the southeast and flows to the center of the county before turning southwest and exiting the state to form the boundary between Ohio and West Virginia. The remainder of the County is characterized by gently rolling foothills and valleys of the Appalachian Mountain Range. Beaver County is comprised of 2 incorporated, third class cities (Aliquippa and Beaver Falls), and 52 boroughs and townships.

BOROUGH OF BEAVER



Beaver is a historic borough and the county seat of Beaver County, located approximately 30 miles northwest of downtown Pittsburgh as part of the Pittsburgh Metropolitan Area. Founded in 1792 and incorporated as a borough in 1802, Beaver is one of western Pennsylvania's oldest communities and is known for its tree-lined streets, well-preserved historic architecture, and strong sense of community. The borough sits along the Ohio River and offers residents and visitors convenient access to recreational amenities, including Brady's Run Park and the nearby riverfront.

The Borough of Beaver is served by the Beaver Area School District, Beaver Memorial Library, a full-service police department, volunteer fire and emergency medical services, and a vibrant downtown business district featuring locally owned shops, restaurants, and professional offices. Beaver's central location provides excellent regional connectivity via Interstate 376, Pennsylvania Route 68, and nearby Interstate 76 (Pennsylvania Turnpike), making it easily accessible to Pittsburgh International Airport, Cranberry Township, and the broader Pittsburgh region.

ADDITIONAL PHOTOS

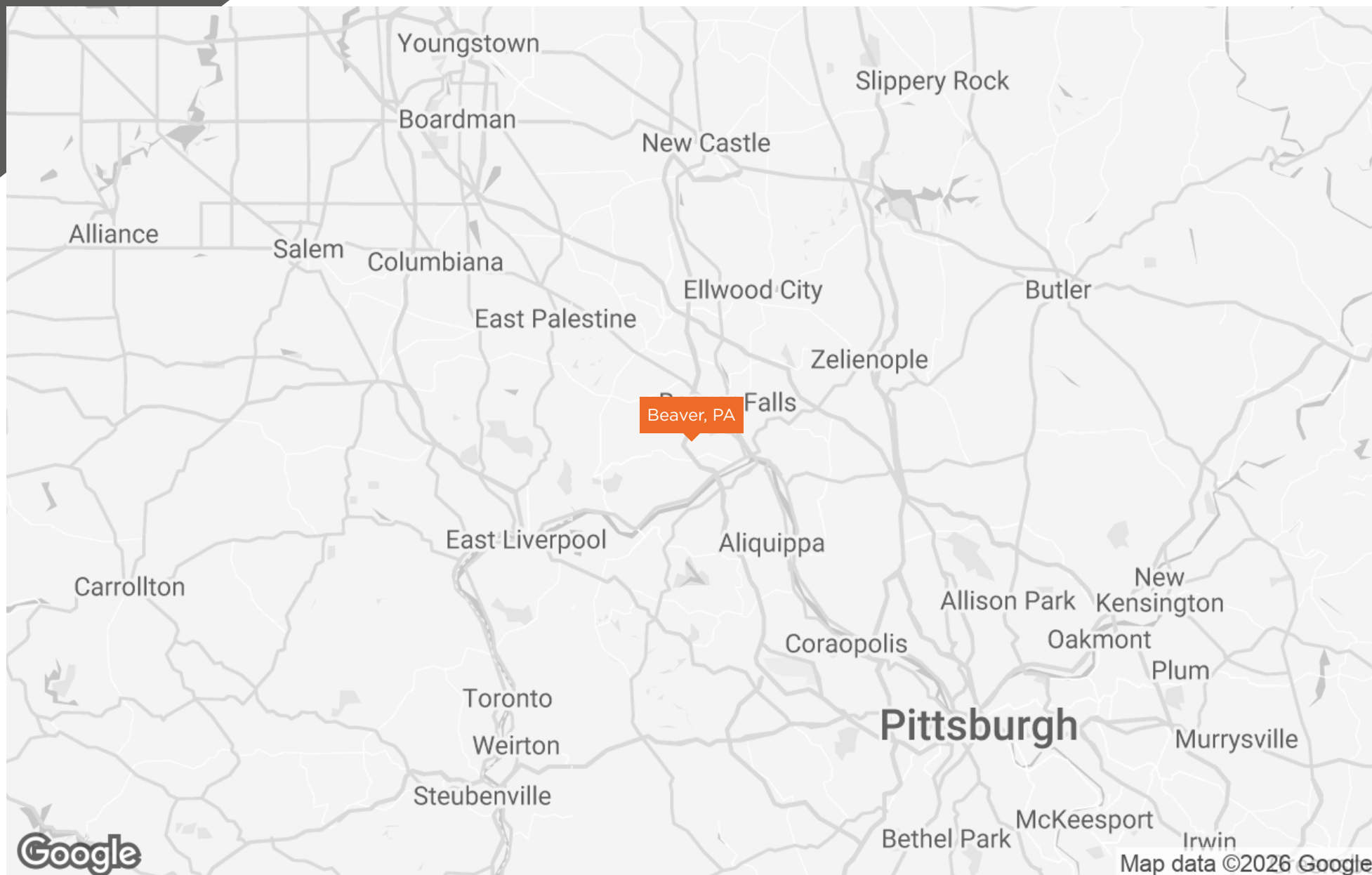




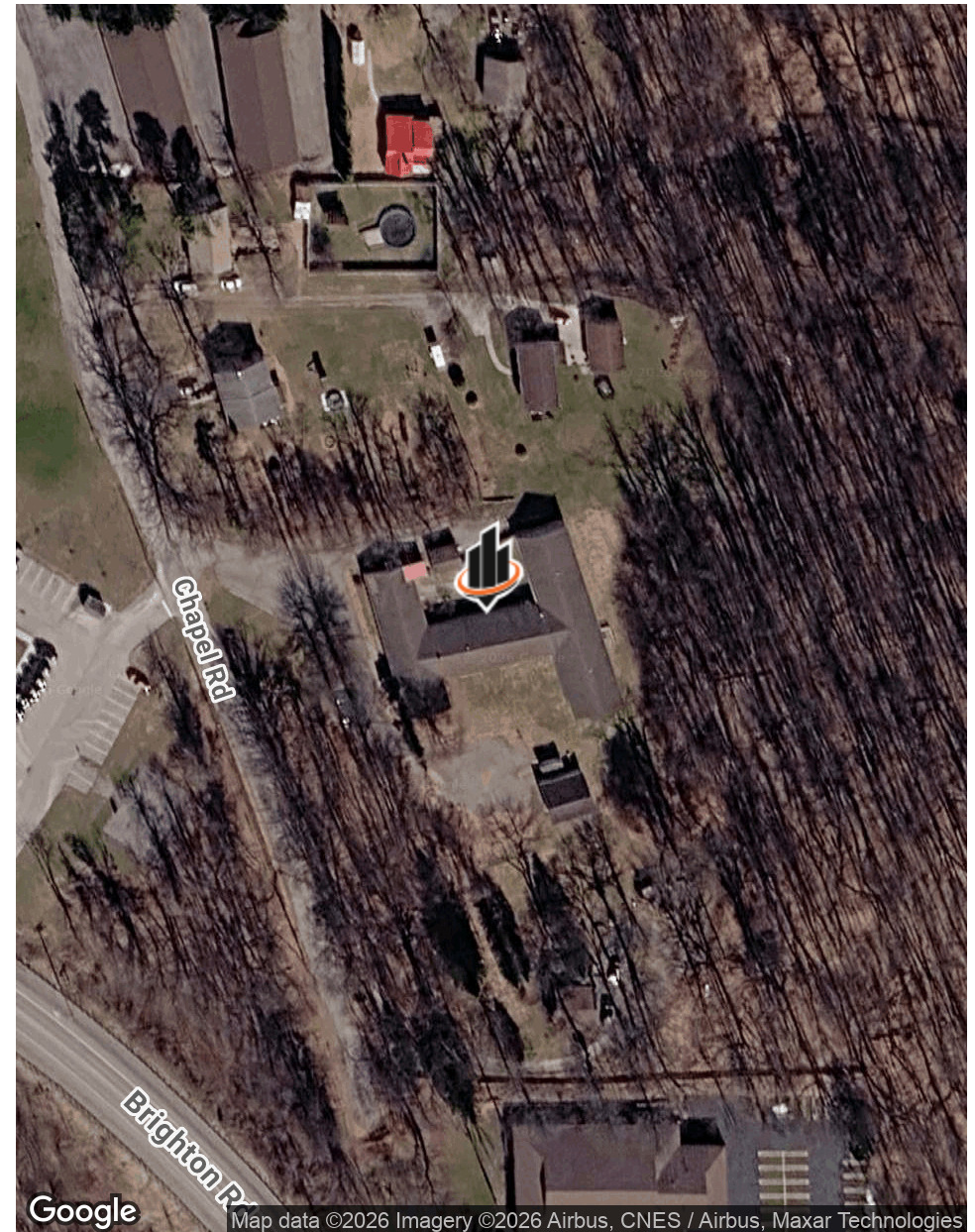
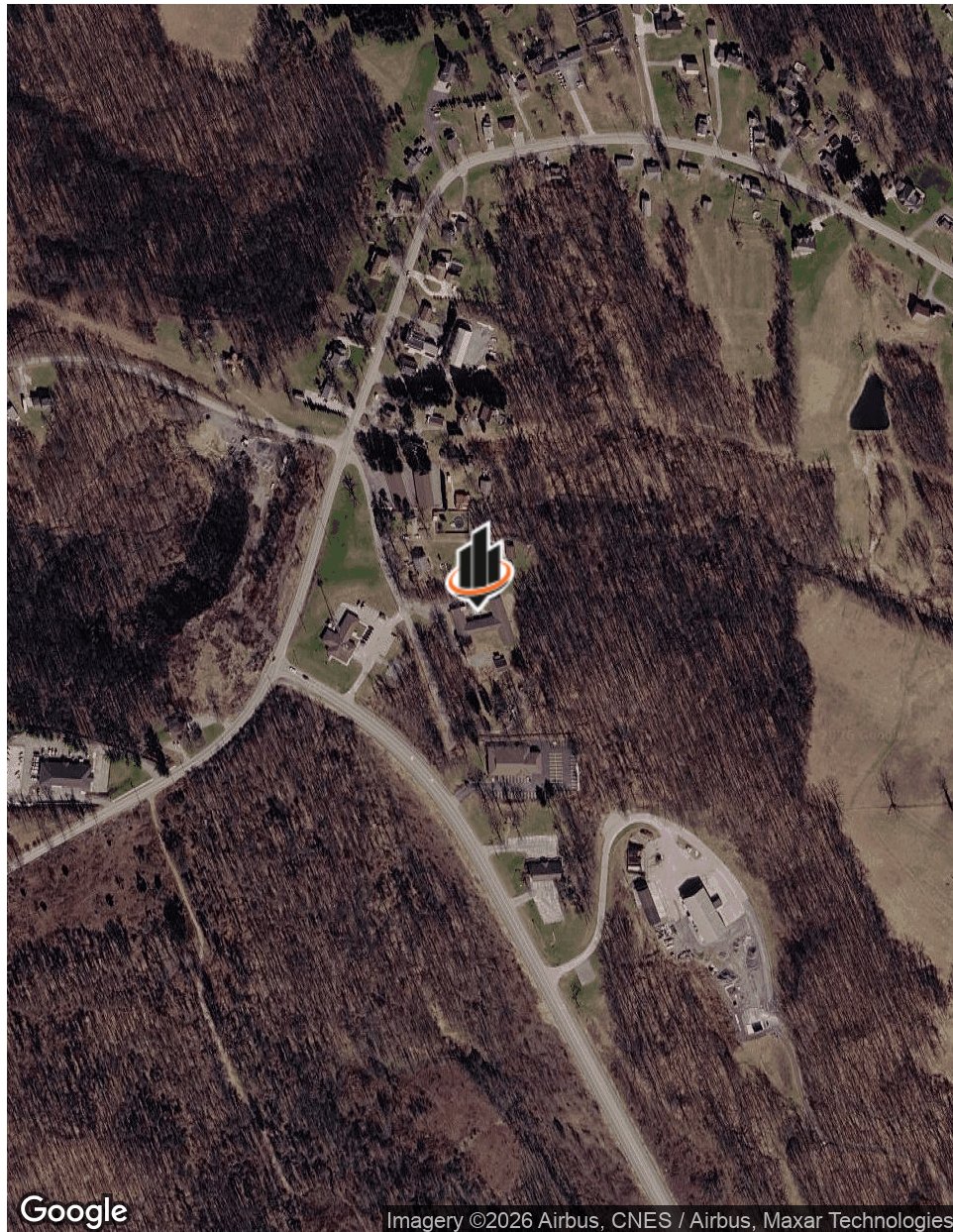
Location Information



REGIONAL MAP



LOCATION MAPS



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	95	335	1,268
AVERAGE AGE	50.1	48.9	46.1
AVERAGE AGE (MALE)	50.9	49.2	45.9
AVERAGE AGE (FEMALE)	45.1	44.9	44

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	38	132	470
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$122,847	\$122,199	\$125,816
AVERAGE HOUSE VALUE	\$271,429	\$275,438	\$286,451

2023 American Community Survey (ACS)



COMPARABLES

Comparable Sales Summary

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
							
Property Name	Former Cambridge Pointe	Former Grey's Colonial Manor	Vacant Facility	Former Oakleaf Personal Care Home	Vacant Facility	Former Mount Vernon of South Park	Former Home 2 Me
Address	160 Chapel Road	13259 US Route 422	2016 West Washington	3800 Oakleaf Road	1916 Main Street	1400 Riggs Road	600 Slippery Rock Rd.
City, State	Beaver, PA	Kittanning, PA	New Castle, PA	Pittsburgh, PA	Aliquippa, PA	South Park Township, PA	Slippery Rock, PA
Land Size	5.77 Acres	1.37 Acres	8.98 Acres	6.42 Acres	0.18 Acres	29.60 Acres	1.67 Acres
Number of Demised Units	21	20	39	51	10	112	16
Year Built (Renovated)	1986 (2020)	1979	1998 (2010)	1962 (1997)	1955 (2015)	1995	1994
Condition	Average	Average	Good	Average	Average	Average	Good
Buyer	—	Listing	Grace Woods PCH Propco, LLC	Meridian Woods 25 Owner LLC	MLJ Siblings Properties, LLC	KSSB Holdings, LLC	Kurt & Gena Knights
Seller	—	Kenneth W. Grey Jr.	Mid Penn Bank	Granada Pledger and William Financial	Linda L. Hunter	PA Healthcare Holdings LLC	Home 2 Me, Inc.
Interest Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Status	—	Listing	Closed	Closed	Closed	Closed	Closed
Transaction Date	—	—	Oct-25	Sep-25	Mar-25	Oct-24	Sep-24
Price	—	\$1,200,000	\$950,000	\$1,250,000	\$115,000	\$1,300,000	\$550,000
Price per Unit	—	\$60,000	\$24,359	\$24,510	\$11,500	\$11,607	\$34,375



Collective Strength, Accelerated Growth

20 STANWIX ST, SUITE 500
PITTSBURGH, PA 15222



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