

23,000 SF
PROPERTY FOR SALE

311 Station St./443 Chess St.
Bridgeville PA

REDEVELOPMENT OPPORTUNITY



Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

311 Station St. / 443 Chess St.

PROPERTY DETAILS

Address Building 1

311 Station St.
Bridgeville, PA 15017



Address Building 2

443 Chess St.
Bridgeville, PA 15017



Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

311 Station St. / 443 Chess St.

PROPERTY DETAILS

SALE PRICE	\$1,000,000
BUILDING SIZE	23,000 SF (Building 1) Approx. 1,000 SF (Building 2)
FLOORS	Building 1 (3 Floors) Building 2 (2 Floors)
LOT SIZE	.78 acres
PARCEL ID	0255-J-00138-0000-02
ZONING	Buildng 1: M-Mixed Use Building 2: R-2 Residential/Multi
COUNTY	Allegheny
SUB-MARKET	Bridgeville
SCHOOL DISTRICT	Chartiers Valley
YEAR BUILT	1950
YEAR RENOVATED	2005
ELEVATOR	Yes
PARKING	33 Spaces
VACANCY	100%
TAXES	\$37,808

PERMITTED / CONDITIONAL USES:

- Multi-Family
 - Nursing Home
 - Personal Care Facility
 - Place of Worship
-
- Multi-building property
 - Occupied until October 2025
 - Longstanding use as a behavioral health and educational campus
 - Designed to support inpatient care and residential programming
 - Adaptable for medical, non-profit or multi-family use
 - Commercial grade kitchen



Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

311 Station St. / 443 Chess St.

ARIEL MAP



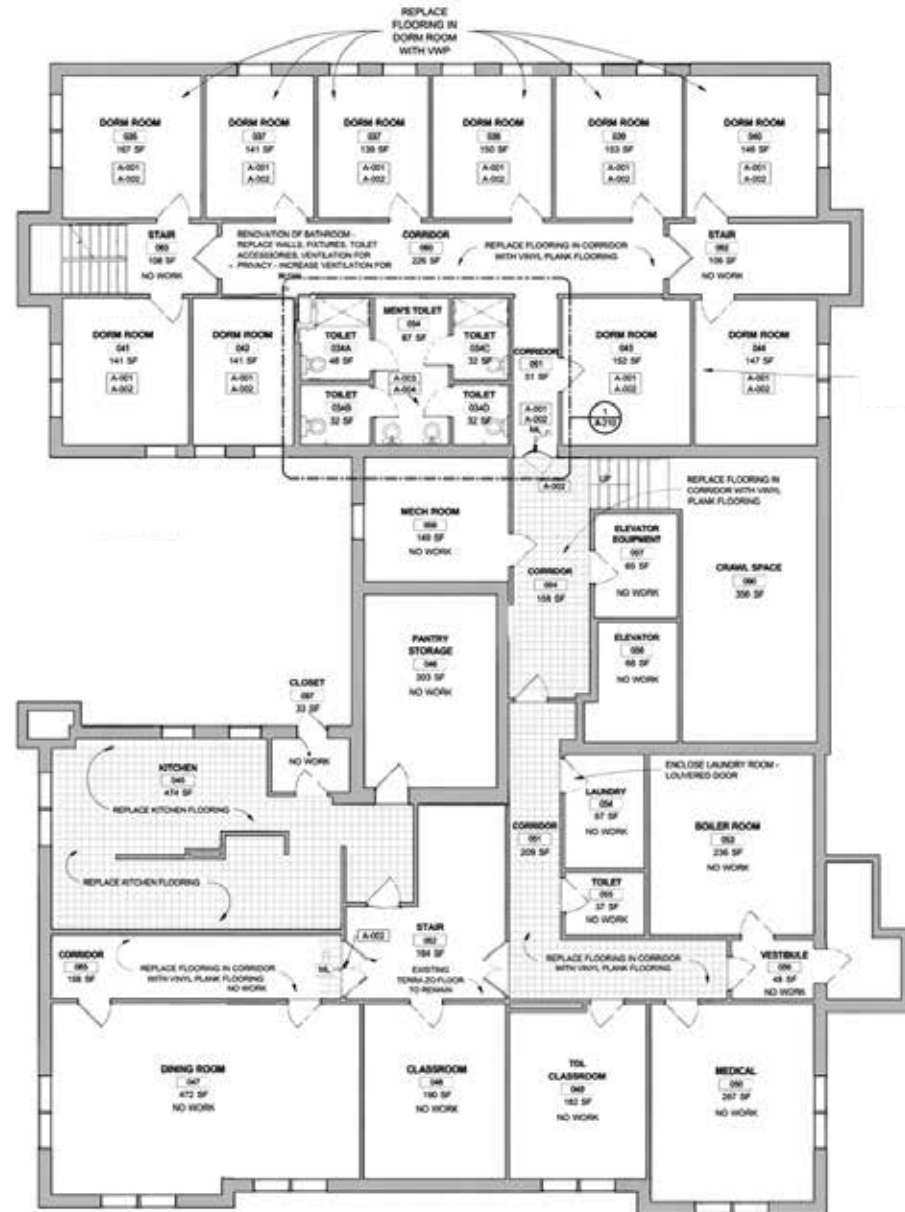
Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

311 Station St.

FLOOR PLAN

Basement Level

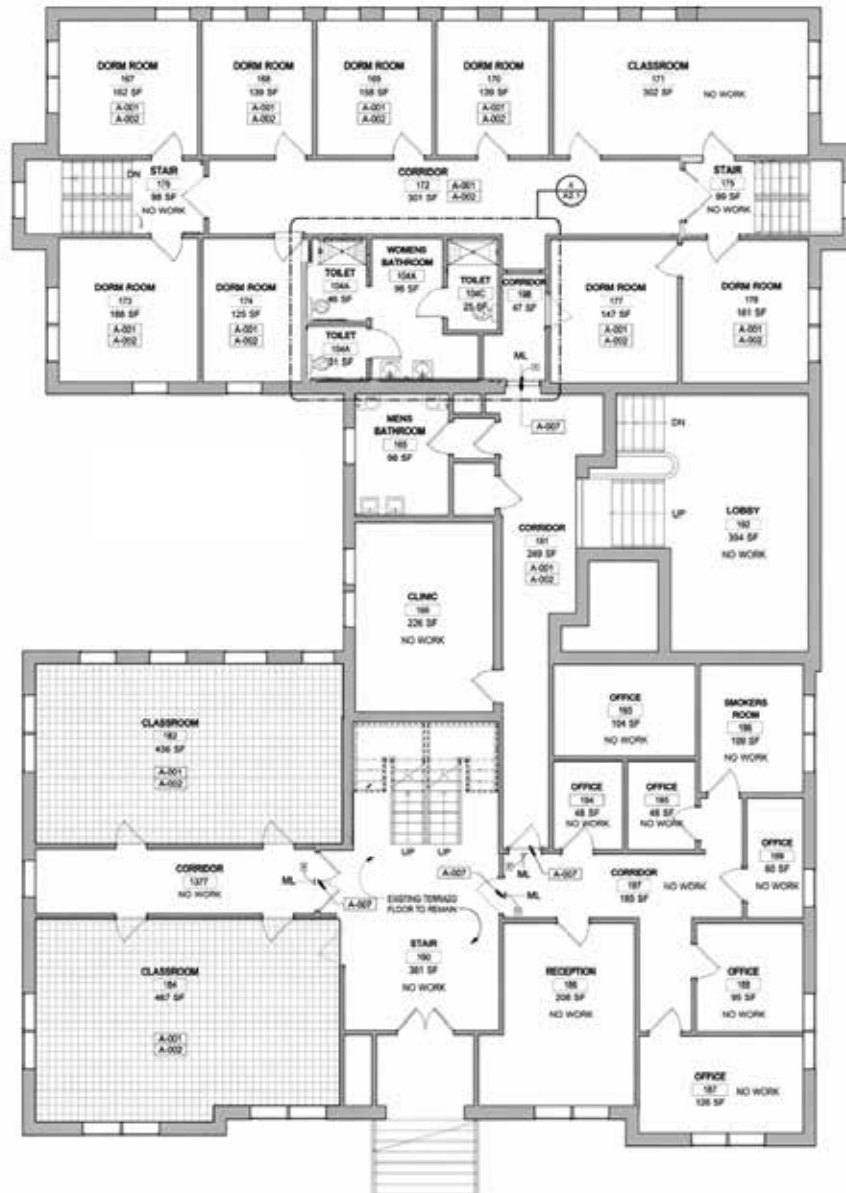


Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101

FLOOR PLAN

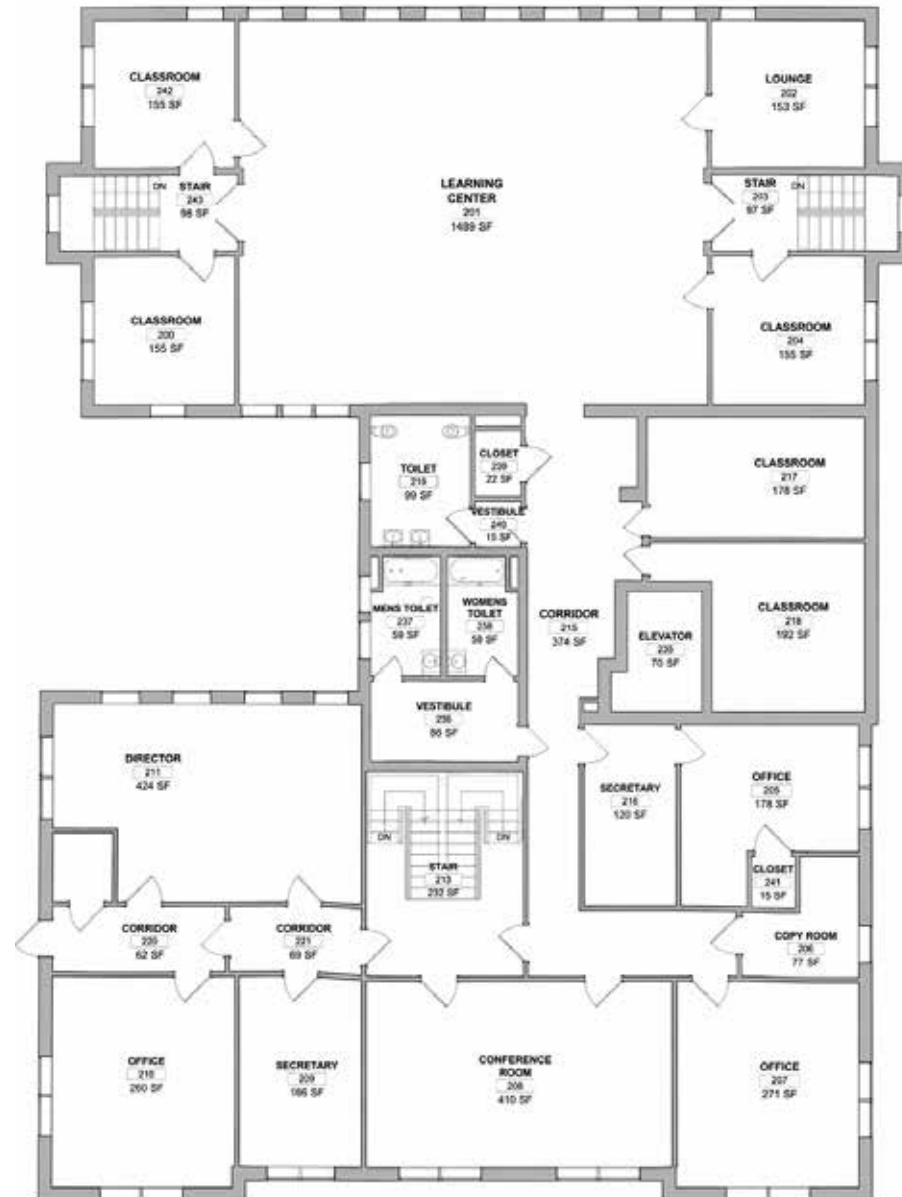
Floor 1 (Main Floor)



311 Station St.

FLOOR PLAN

Floor 2



Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com
HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101

LOCATION HIGHLIGHTS



- 2 MINUTES** to I-79
- 16 MINUTES** to To Pittsburgh International Airport
- 30 MINUTES** to To Downtown Pittsburgh

Welcome to Bridgeville, where small-town warmth blends seamlessly with a lively, tight-knit community! Our charming walkable streets, flourishing local businesses, and scenic parks make it an ideal place to live, work, and play. With convenient access to I-79, close proximity to Pittsburgh and the Airport, top-rated schools, a public library, and a strong network of churches and organizations, Bridgeville is more than just a place—it's a connected community. From vibrant public art to welcoming neighbors, there's something special here for everyone. Come discover the pride and hospitality that make Bridgeville truly unique!

