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RE/MAX SELECT REALTY

5807 Penn Ave

Pittsburgh, PA 15206-3816

724.933.6300

SELECTHOMEFINDER.COM

FOR SALE

RETAIL PROPERTY

614 WASHINGTON AVE

BRIDGEVILLE, PA 15017



PRESENTED BY:

ANTHONY DASTA

Senior Advisor

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION

LOCATION INFORMATION

- 7 REGIONAL MAP
- 8 AERIAL MAP

FINANCIAL ANALYSIS

- 10 FINANCIAL SUMMARY
- 11 INCOME & EXPENSES

ADVISOR BIOS

- 13 ADVISOR BIO 1
-

1

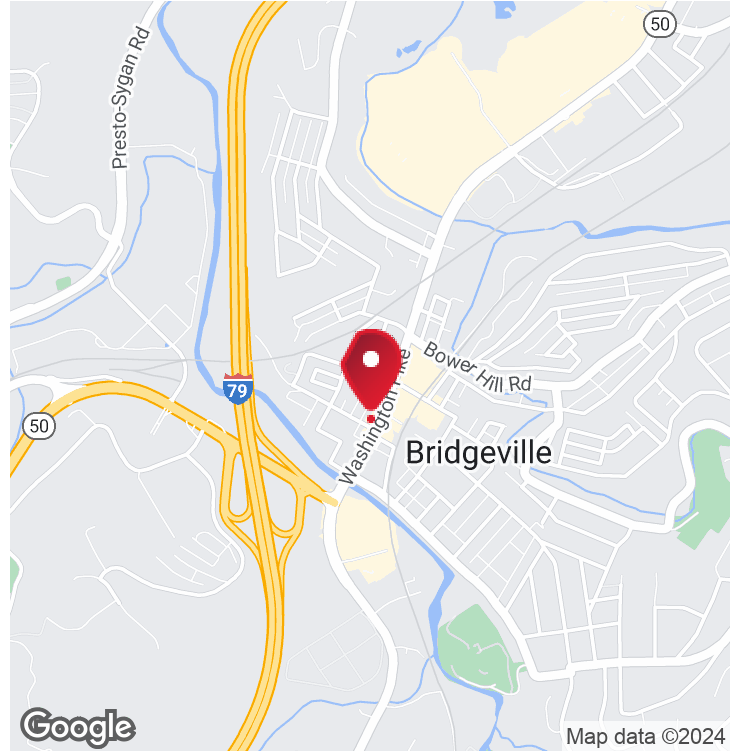
PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

EXECUTIVE SUMMARY



Sale Price

\$750,000

OFFERING SUMMARY

Lot Size:	3,201 SF
Number of Units:	7
Cap Rate:	7.81%
NOI:	\$58,555
Zoning:	C

PROPERTY HIGHLIGHTS

- 7-unit retail property
- Zoned for commercial use (C)
- Prime location in Bridgeville
- Excellent investment opportunity
- Diverse tenant mix
- Strong potential for rental income
- Well-maintained building
- Ample parking for customers and tenants

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,543	70,303	256,098
Total Population	6,701	151,482	532,315
Average HH Income	\$77,242	\$103,990	\$82,063

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P 4

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Nestled in the heart of Bridgeville, PA, 614 Washington Ave presents a unique investment opportunity, offering a blend of commercial and residential utility in a well-maintained, multi-unit building. This property boasts four retail spaces on the ground floor, perfectly positioned to capitalize on the area's foot traffic and vibrant local economy. Above these commercial ventures, three residential apartments provide comfortable living spaces, ideal for tenants seeking the convenience of urban living with the charm of a tight-knit community. The inclusion of a parking lot adds value and convenience, catering to both commercial patrons and residents.

For the savvy investor or entrepreneur, 614 Washington Ave represents more than just a property; it's a gateway to becoming an integral part of Bridgeville's thriving community, offering a balanced mix of commercial potential and residential appeal. This property is an invitation to invest in a location where business opportunities flourish, and the quality of life is prioritized, embodying the spirit and charm of Bridgeville.



LOCATION DESCRIPTION

Bridgeville offers residents and investors a vibrant community with an array of amenities that cater to a wide range of interests and lifestyles. The area boasts a mix of traditional and modern dining options, providing a culinary journey from classic American diners to international cuisines, ensuring there's something to satisfy every palate. The locality is home to several parks and recreational facilities, promoting an active and healthy lifestyle among its residents. These green spaces offer scenic walking trails, sports fields, and playgrounds, making them perfect for family outings and leisure activities. Bridgeville also benefits from its proximity to educational institutions, including those served by the Chartiers Valley School District, adding to the appeal for families looking for quality education options. Shopping enthusiasts will find a blend of local boutiques and well-known retail chains, offering a diverse shopping experience that ranges from everyday necessities to unique finds. Culturally, Bridgeville hosts various events throughout the year, including festivals, markets, and community gatherings, fostering a strong sense of community and belonging among residents.

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2

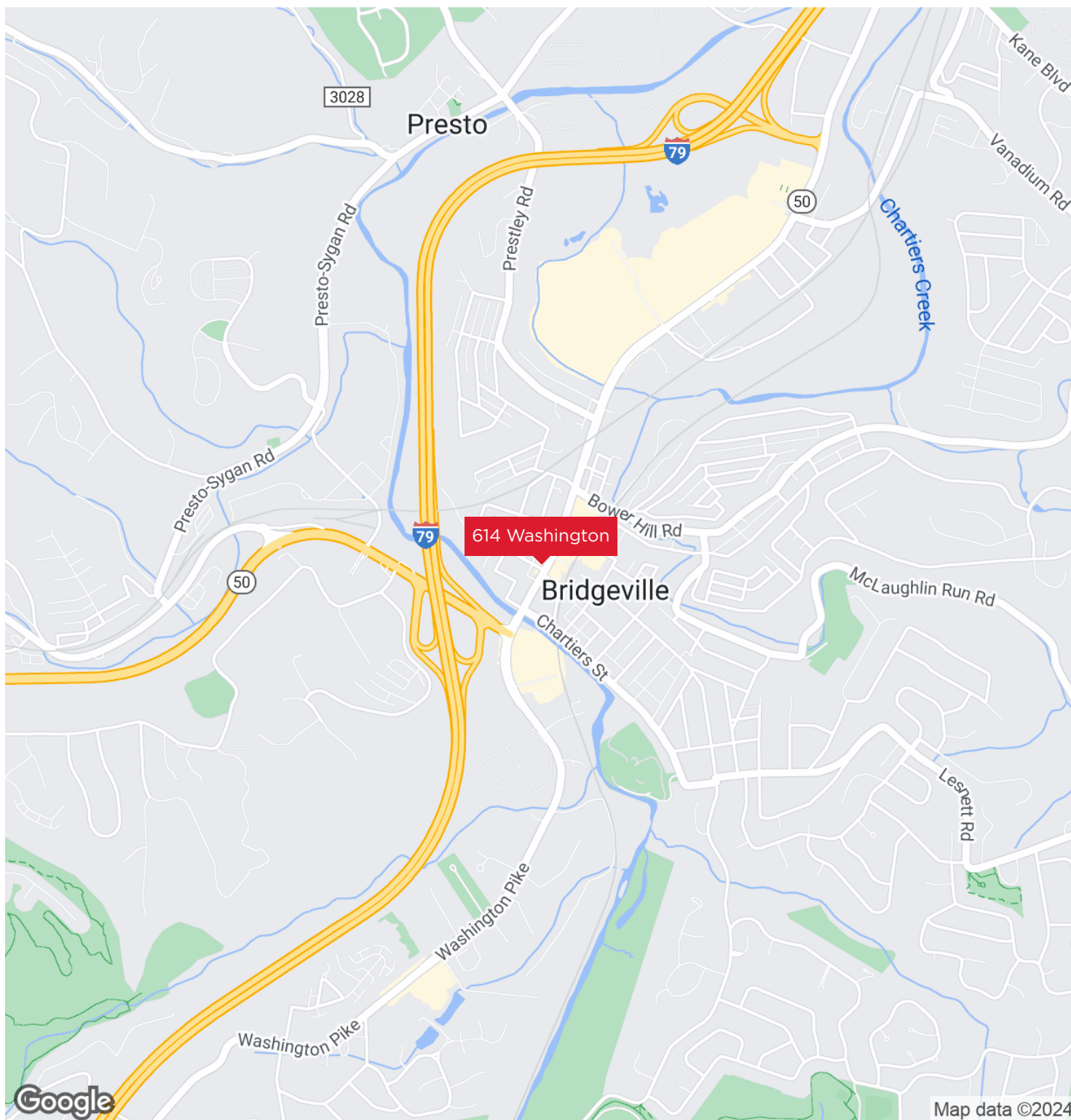
LOCATION INFORMATION

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REGIONAL MAP

AERIAL MAP

REGIONAL MAP



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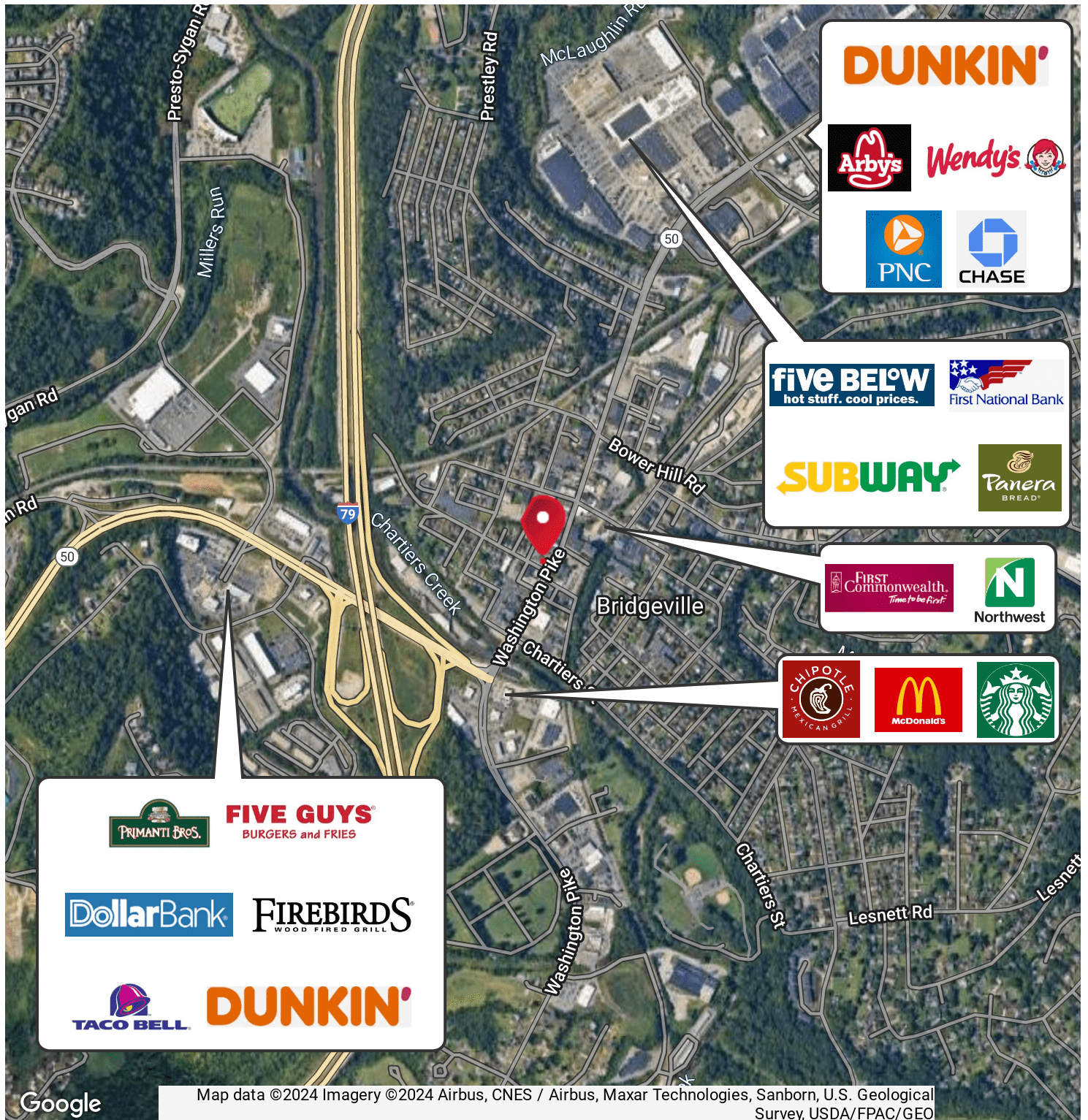
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AERIAL MAP



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3

FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$750,000
Price per Unit	\$107,143
GRM	8.87
CAP Rate	7.81%
Cash-on-Cash Return (yr 1)	7.28%
Total Return (yr 1)	\$19,362
Debt Coverage Ratio	1.3

OPERATING DATA

Gross Scheduled Income	\$84,588
Total Scheduled Income	\$84,588
Gross Income	\$84,588
Operating Expenses	\$26,032
Net Operating Income	\$58,556
Pre-Tax Cash Flow	\$13,648

FINANCING DATA

Down Payment	\$187,500
Loan Amount	\$562,500
Debt Service	\$44,908
Debt Service Monthly	\$3,742
Principal Reduction (yr 1)	\$5,714

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P 10

INCOME & EXPENSES



INCOME SUMMARY

Yoga Studio	\$24,000
Hair 2 Sole	\$15,672
JP Barber Shop	\$9,252
Apt 347A Hickman	\$7,704
Apt 347B Hickman	\$7,800
Apt 341 Hickman	\$7,800
BAM Advertising	\$2,640
Crafty Jackalope	\$9,720
Vacancy Cost	\$0

GROSS INCOME	\$84,588
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EXPENSES SUMMARY

0 Hickman	\$2,089
614 Washington	\$23,943

OPERATING EXPENSES	\$26,032
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NET OPERATING INCOME	\$58,556
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4

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**ANTHONY DASTA****Senior Advisor**

adasta@remax.net

Direct: **412.716.3893** | Cell: **412.716.3893****PROFESSIONAL BACKGROUND**

Anthony Dasta is a Commercial Real Estate Advisor with extensive experience in the industry. One of Anthony Dasta's strengths is his ability to identify opportunities for his clients. He has a keen eye for market trends and can spot potential investments that his clients might otherwise miss. He also has a deep understanding of the local real estate market, which allows him to provide his clients with valuable insights and guidance. Another way that Anthony Dasta provides value add is through his negotiation skills. He is a skilled negotiator and is able to secure favorable terms for his clients. This can include negotiating lease agreements, purchase contracts, and other important documents.

In addition, Anthony Dasta is known for his excellent customer service. He takes the time to understand his clients' needs and works closely with them throughout the entire process. He is responsive and accessible, and is always willing to go the extra mile to ensure his clients are satisfied.

Overall, Anthony Dasta is a valuable asset to anyone looking to buy or sell commercial real estate. His ability to provide value add through his market knowledge, negotiation skills, and customer service make him a top choice for clients looking for a trusted advisor in the industry.

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