



242 Merchant Street

Ambridge, PA 15003 | Beaver County



ASKING PRICE

\$194,000

BUILDING SIZE

6,000 SF

YEAR BUILT

Est. 1950

PROPERTY TYPE

**Warehouse /
Commercial**

ZONING

Conforming

ELECTRIC

220V / 3-Phase

PLUMBING

Copper

OVERHEAD DOOR

9'11" H x 10' W

AT-GRADE DOORS

3 Doors

REAL (NASDAQ: REAX) x RE/MAX HOLDINGS

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across and 120+ countries — \$2.3B in combined annual revenue.



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EXECUTIVE SUMMARY

Property Address	240–242 Merchant Street, Ambridge, PA 15003
County	Beaver County
Asset Type	Warehouse / Commercial
Building Size	Est. 6,000 SF (2 Stories)
Lot	Corner lot — Merchant St & side street
Year Built	Est. 1950 (76 years)
Zoning	Conforming commercial use
Electric	220V / 3-Phase
Plumbing	Copper
Overhead Door	1 overhead door — 9'11" H x 10' W
At-Grade Doors	3 at-grade doors
Water	Public — Ambridge Water Authority
Sewer	Public sewer
Asking Price	\$194,000
Price/SF	Est. \$32.33/SF
Occupancy	Owner-Occupied — Available upon sale

Investment Overview

242 Merchant Street presents a rare opportunity to acquire a solid, all-brick commercial building in Ambridge, Beaver County at a price point that is exceptionally difficult to replicate in today's construction environment. Priced at just \$194,000 — or approximately \$32/SF — this property offers an ideal entry point for an owner/user seeking affordable, functional commercial space in a well-established Western Pennsylvania community.

The building features 6,000 SF of versatile space across two stories, including a ground-floor warehouse bay with a 9'11" overhead door and drive-in access, multiple at-grade entries, heavy 220V/3-phase electrical service, and copper plumbing throughout. The structure sits on a prominent corner lot at Merchant Street, offering excellent street visibility and easy ingress/egress for trucks and equipment.

For trades, contractors, light manufacturers, distributors, or any business requiring affordable, functional commercial space in Beaver County, this building delivers tremendous value. With brick construction, 3-phase power, and drive-in capability — all for under \$200,000 — this is the kind of deal that does not come along often.

WHY THIS IS A GREAT PROPERTY TO BUY

- Priced at just ~\$32/SF — far below replacement cost for brick commercial construction in Western PA
- 220V/3-phase electric service ready for industrial, manufacturing, or trade use from day one
- Drive-in overhead door (9'11" x 10') plus 3 at-grade entries — ideal for trucks, equipment & deliveries
- Solid all-brick construction on a prominent corner lot with excellent street visibility
- Stop paying rent — own your space and build equity in your business real estate
- Beaver County location offers low operating costs, proximity to Pittsburgh, and a strong local workforce
- Public water (Ambridge Water Authority) and public sewer — no private system to maintain
- Flexible layout suitable for warehousing, distribution, light manufacturing, trades, or service businesses

PROPERTY OVERVIEW

Building Description

240–242 Merchant Street is a two-story, all-brick commercial building constructed approximately 1950, offering Est. 6,000 SF of functional commercial space. The ground floor features a warehouse/bay area with a full overhead door (9'11" high x 10' wide interior dimensions) and three at-grade access doors — providing excellent drive-in access for operations requiring loading, storage, or equipment movement. Glass block windows throughout provide natural light while maintaining building security.

The upper level provides additional usable space suitable for offices, storage, or secondary operations. The building has a flat roof (age unknown; roof has been repaired/replaced during current ownership). Water leakage/dampness has been noted and remediation attempts have been made — buyer is advised to conduct thorough due diligence on roof and moisture conditions.

Building Specifications

Feature	Detail
Construction	All-Brick, 2-Story
Building Size	Est. 6,000 SF
Year Built	Est. 1950 (76 years)
Roof Type	Flat — repaired/replaced under current ownership
Heating	None (currently unheated)
Electric	220 Volt / 3-Phase
Water Heater	Electric
Plumbing	Copper
Overhead Door	1 — 9'11" H x 10' W
At-Grade Doors	3
Loading Docks	None
Skylights	None
Fire Alarm	None (fire extinguishers present)
A/C	Not specified
Parking	Street + on-site apron

FINANCIAL OVERVIEW

PRICING SUMMARY	
Asking Price	\$194,000
Building Size	Est. 6,000 SF
Price Per SF	Est. \$32.33/SF
Current Occupancy	Owner-Occupied
Current Income	N/A — Owner/User Sale
Best Use	Owner/User: Warehouse, Trades, Distribution, Light Industrial

This property is being offered as an owner/user opportunity. It is not currently producing rental income. A savvy investor could also pursue a value-add strategy — renovate and lease to a trade or industrial tenant, leveraging the 3-phase power and drive-in access to command market-rate rents. At \$194,000 all-in, the basis is extremely low relative to comparable Beaver County commercial properties.

All information provided by seller. Buyer to independently verify all building specifications, square footage, and condition. A professional inspection is strongly recommended.

MARKET & LOCATION OVERVIEW

Ambridge, Beaver County, Pennsylvania

Ambridge is a borough in Beaver County, Pennsylvania, located approximately 17 miles northwest of downtown Pittsburgh along the Ohio River. The community is part of the greater Pittsburgh metro area and benefits from close proximity to major employment centers, regional transportation corridors (Route 65, US-30, I-376), and a large regional labor pool.

Beaver County has experienced renewed investment interest driven by the Shell Chemicals Appalachia cracker plant in nearby Potter Township — one of the largest industrial investments in Pennsylvania in decades. This has spurred demand for industrial, warehouse, and trade-services real estate throughout the county, making owner-user commercial properties like 242 Merchant Street increasingly valuable.

The subject property sits on Merchant Street, a well-traveled commercial corridor in Ambridge, with good visibility and easy access. Surrounding uses include retail, residential, and light commercial, providing a mixed-use environment that supports a variety of business types.

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	Est. 7,200	Est. 28,500	Est. 68,000
Households	Est. 3,100	Est. 12,200	Est. 28,500
Avg. HH Income	Est. \$52,000	Est. \$61,000	Est. \$68,000
Daytime Population	Est. 4,800	Est. 19,000	Est. 45,000
Median Age	Est. 42	Est. 41	Est. 40

* Demographics are estimated. Buyer to verify through independent research.

PROPERTY PHOTOS



Side Elevation / Rear Access



Interior Storage / Vault Area

▲ Map: 242 Merchant Street, Ambridge, PA 15003 — Beaver County [Broker to insert aerial/regional map]

INVESTMENT SUMMARY

ASKING PRICE	PRICE PER SF	BUILDING SIZE	STORIES
\$194,000	\$32.33 / SF	6,000 SF	2
YEAR BUILT	OVERHEAD DOORS	AT-GRADE DOORS	ELECTRIC SERVICE
Est. 1950	1 (9'11" x 10')	3	220V / 3-Phase

WHY BUY AT \$194,000?

At just \$32/SF for an all-brick, 2-story commercial building with 3-phase power and drive-in access, 242 Merchant Street offers one of the lowest entry points for functional commercial real estate in Beaver County. For any business currently leasing similar space, this purchase likely results in a lower monthly cost than rent — while simultaneously building equity and eliminating landlord risk.

The Shell cracker plant effect continues to drive industrial and trade-service demand throughout Beaver County. Owner-users and investors who establish a foothold now at sub-\$200K pricing are well-positioned for long-term appreciation as the county's industrial ecosystem matures.

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DISCLAIMER

This Offering Memorandum has been prepared by Real of Pennsylvania for use by a limited number of parties whose sole purpose is to evaluate the possible acquisition of the subject property. The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. This Offering Memorandum is not a substitute for a thorough due diligence investigation. Square footage, year built, and all physical specifications should be independently verified by buyer's own inspectors and advisors.

CONTACT THE LISTING BROKER



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