

Musial Real Estate & Consulting, LLC
501 S Main Street Pittsburgh, PA 15215

1856 Main Street, Sharpsburg, PA 15215
Price: \$275,000



Rent Roll:

- #1 \$750 – 1 bed 1 bath – expires 4/30/27
- #2 \$700 – 1 bed 1 bath – expires 9/30/26
- #3 Empty – 1 bed 1 bath – needs cosmetic renovation
- #4 \$650 – 1 bed 1 bath – Expires 4/30/26
- #5 \$625 – 1 bed 1 bath – expires 6/30/26

In place monthly income: \$2,725

- *Coin operated laundry – unknown monthly income
- *Tenants pay gas and electric

Owner provided 2025 expenses:

House electric: \$1,705
House water: \$7,216

Taxes: (via Allegheny county website)

Based on current assessed value: \$3,822
Max taxes based on sale price and applying common level ratio: \$5,462

Broker makes no representations or warranties on accuracy of above information. Buyer should independently verify all information.

*For more information contact: Benjamin Musial, Broker
412-428-7444*