

**4,500 SF Mixed-Use
FOR SALE**

425 Chartiers St
Heart of the Bridgeville Retail Corridor
FULLY LEASED INVESTMENT 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

PROPERTY DETAILS

SALE PRICE	\$949,000
BUILDING SIZE	4,500 SF
FLOORS	2
LOT SIZE	.50 acre
PARCEL ID	0322-A-00032-0000-00 0322-A-00048-0000-00 0322-A-00045-0000-00
COUNTY	Allegheny
SUB-MARKET	Bridgeville
YEAR RENOVATED	2014-2015
PARKING LOT	20 Spaces
UTILITIES	Gas, Electric, Water & Sewer
% LEASED	100%
LENGTH OF LEASES	5 years

BUILDING DETAILS:

FIRST FLOOR:

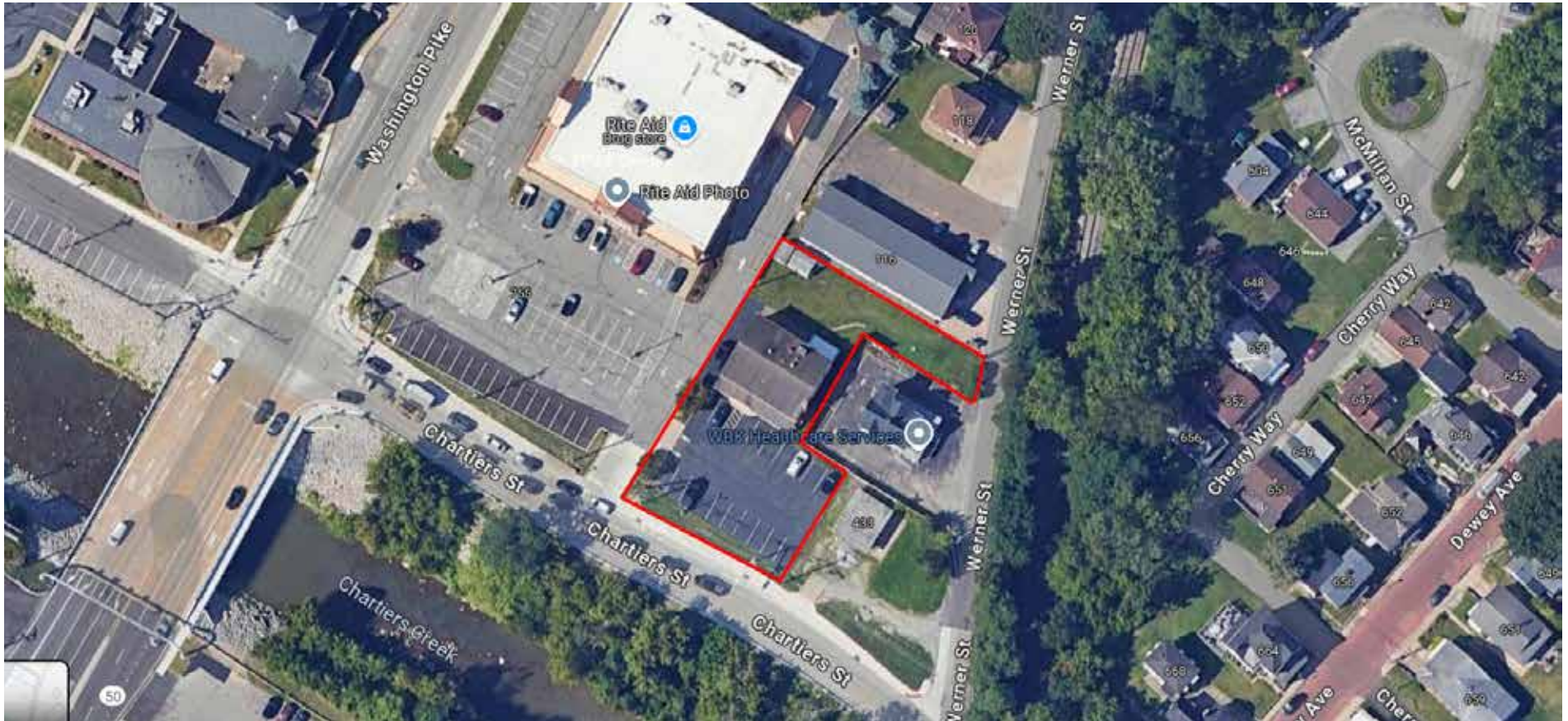
2,300 SF Medical Use: Reception Area, Admin office, Private restroom, X-ray Room, 4 exam rooms, Private office, Kitchen, Laundry and Open area

SECOND FLOOR:

2,200 SF Spa Use: Chair lift for handicap access, Reception area, Private bathrooms, 6 private rooms, Laundry and Open area



ARIEL MAP



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425 Chartiers St. Bridgeville PA

LOCATION HIGHLIGHTS

2 MINUTES To I-79

18 MINUTES to To Downtown Pittsburgh

20 MINUTES to To Pittsburgh International Airport



The community is an easy drive to downtown Pittsburgh and Pittsburgh International Airport.

Its small town feel is appealing to growing families and empty nesters, as well as young professionals. Bridgeville has affordable housing, first-class schools, high end retail, a community association, an athletic association, a public library and offers many senior services.

Historically, Bridgeville has been made up of hardworking people who care about their neighbors and volunteer tirelessly to make their community a better place to live.

