

STARTING FROM  
**\$240,000**



**Ambridge**  
PENNSYLVANIA



Commercial  
Space - St. Level



2 Apartments  
1 -1bd & 1-3bd



High Visibility  
area



Live and work  
opportunity

**Prime Investment Opportunity:**

High-traffic commercial space recently renovated and move-in ready for retail, coffee shops, fitness centers, or specialty businesses. Includes two residential units needing TLC, offering cash flow potential or a live/work setup. Excellent visibility across from Ambridge High School with easy highway access.



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