

Investment Opportunity!

606 Evans Avenue, McKeesport, PA 15132



This property features a commercial space on the first floor and a two-bedroom apartment on the second floor.



Lot Dimensions: 34x83x30x93 Acres: 0.06



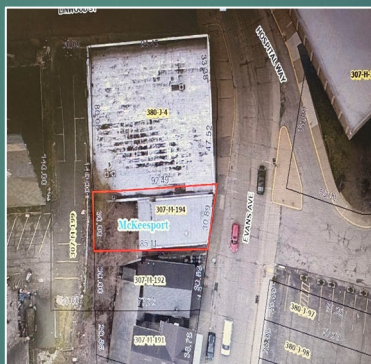
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Welcome to this fantastic investment opportunity located directly across from UPMC hospital in the east suburbs of Pittsburgh. This property presents a significant opportunity for cash flow, with the added benefit of being able to run your own retail business or office in the main commercial space.

On the second floor is a 2-bedroom apartment occupied by a long-term tenant paying \$900 per month. The commercial space and the apartment are each responsible for their own utilities, which include gas, electricity, water, and sewage. Recent updates to the property include a new 50-year rubber roof (installed February 2025) and a new first-floor HVAC system and hot water tank.



**606 Evans Ave –
Approx. 2,668 Sq.
Ft.**

**Lot – Approx. 2,771
Sq. Ft.**

Lot Frontage – 34 Ft.

0307-M-00191-0000-00

Taxes, and square footage are deemed reliable but not guaranteed. Buyers are exclusively responsible for verifying any information and conducting their own due diligence



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