



Each office independently owned and operated

RE/MAX SELECT REALTY

5807 Penn Ave  
Pittsburgh, PA 15206-3816  
724.933.6300  
SELECTHOMEFINDER.COM

FOR SALE | SPECIAL PURPOSE PROPERTY

# 1916 MAIN ST

ALIQUIPPA, PA 15001



PRESENTED BY:

**ANTHONY DASTA**

Senior Advisor  
412.716.3893  
adasta@remax.net

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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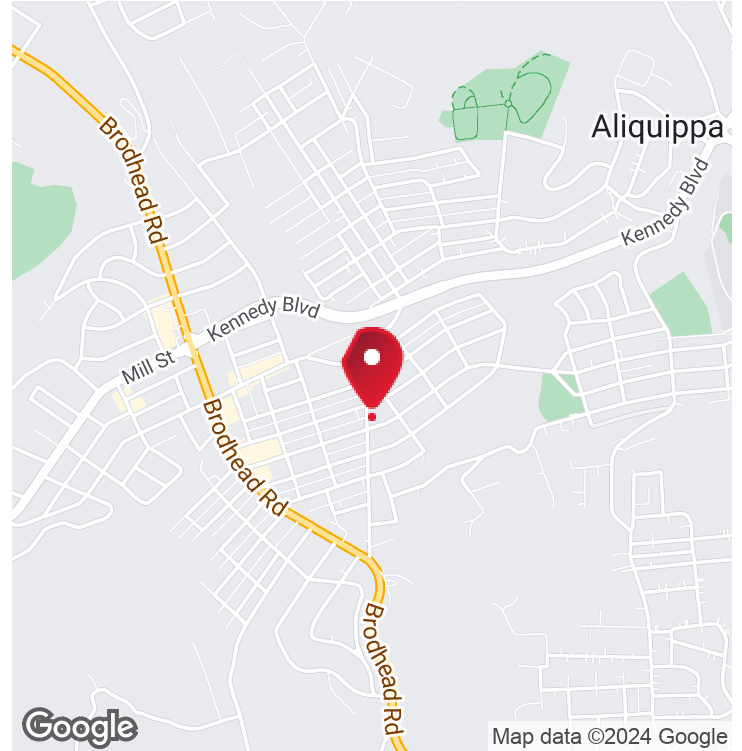
## PROPERTY INFORMATION

**IN THIS SECTION**

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



Sale Price	<b>\$150,000</b>
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## OFFERING SUMMARY

Building Size:	1,901 SF
Lot Size:	7,381 SF
Price / SF:	\$78.91
Year Built:	1955

## PROPERTY OVERVIEW

This building is the home of Hunter's Personal Care center boasting approximately 3,000 sqft, along with a large parking lot in the rear. This space was formerly used as a doctor's office. The rear parking lot was paved in 2021. Age of hot water heater is 3. Central air was installed in approximately 2016. On the main level, there is an entry way, 6 bedrooms, 1.5 bathrooms, an office and a large living area. The basement is completely finished and provides a large kitchen, with a triple industrial sink, refrigerator and freezer. Additionally on the lower level, there is another 1.5 bathrooms, along with 4 more bedrooms. Located on a busy road in Aliquippa, this building is bursting with opportunity for a similar business, or for one that requires multiple private rooms.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	4,118	30,837	90,104
Total Population	7,075	61,011	189,005
Average HH Income	\$46,185	\$66,198	\$83,409

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# ADDITIONAL PHOTOS



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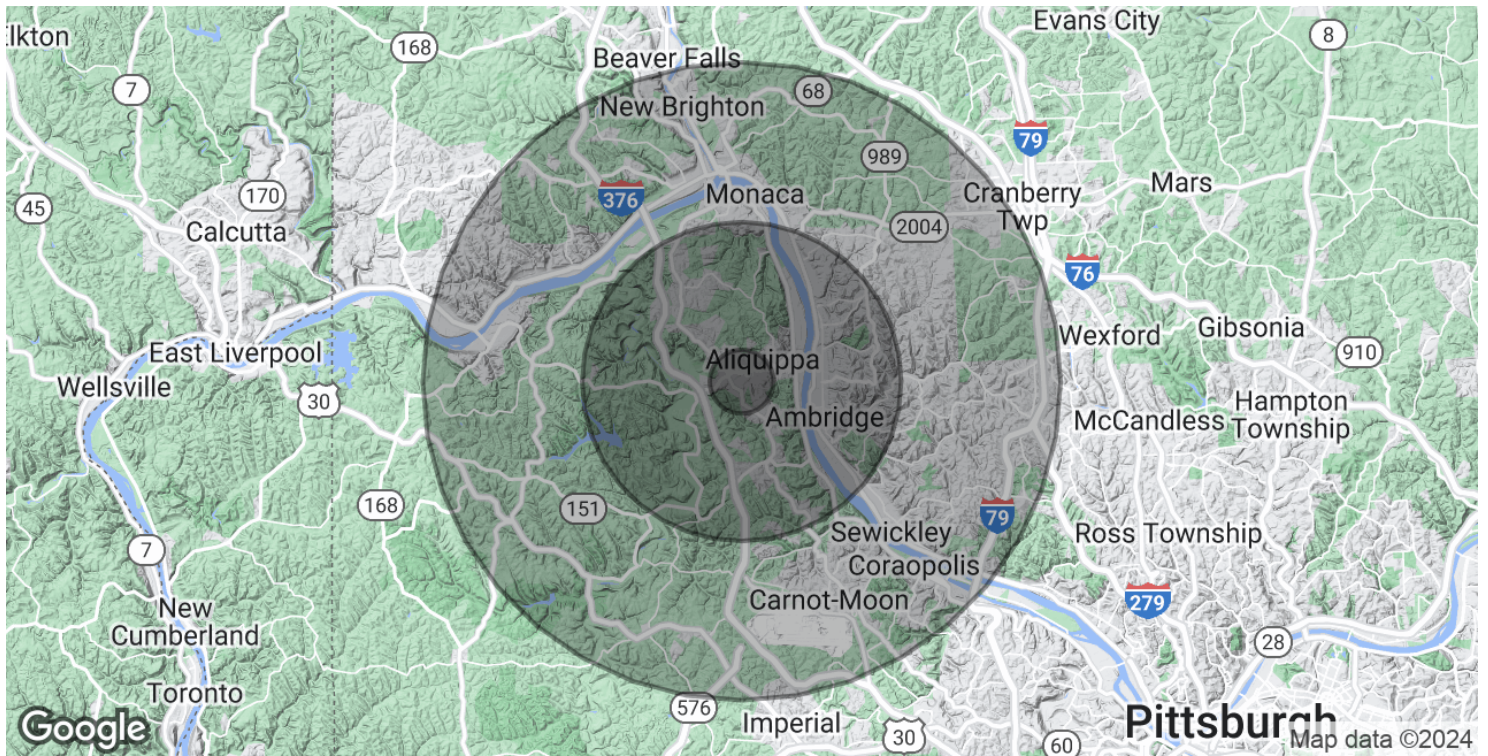
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,075	61,011	189,005
Average Age	47.6	45.5	44.9
Average Age (Male)	45.3	43.7	43.2
Average Age (Female)	49.3	46.7	46.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,118	30,837	90,104
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$46,185	\$66,198	\$83,409
Average House Value	\$98,378	\$145,446	\$199,534

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR  
BIOS

IN THIS SECTION

ADVISOR BIO 1



# //ADVISOR BIO 1



## ANTHONY DASTA

Senior Advisor

adasta@remax.net

Direct: **412.716.3893** | Cell: **412.716.3893**

### PROFESSIONAL BACKGROUND

Anthony Dasta is a Commercial Real Estate Advisor with extensive experience in the industry. One of Anthony Dasta's strengths is his ability to identify opportunities for his clients. He has a keen eye for market trends and can spot potential investments that his clients might otherwise miss. He also has a deep understanding of the local real estate market, which allows him to provide his clients with valuable insights and guidance. Another way that Anthony Dasta provides value add is through his negotiation skills. He is a skilled negotiator and is able to secure favorable terms for his clients. This can include negotiating lease agreements, purchase contracts, and other important documents.

In addition, Anthony Dasta is known for his excellent customer service. He takes the time to understand his clients' needs and works closely with them throughout the entire process. He is responsive and accessible, and is always willing to go the extra mile to ensure his clients are satisfied.

Overall, Anthony Dasta is a valuable asset to anyone looking to buy or sell commercial real estate. His ability to provide value add through his market knowledge, negotiation skills, and customer service make him a top choice for clients looking for a trusted advisor in the industry.

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