

# FOR SALE

100% LEASED RETAIL/OFFICE BUILDING - SEWICKLEY, PA

*Rare Investment Opportunity in one of Western PA's most coveted locations*



**439-441 Beaver Ave  
& 703-709 Hegner Way**

## Investment Highlights

- Asking Price: \$1,850,000
- Premier Sewickley Village Location
- Long term value and appreciation
- Highly affluent area
- 8,100 net rentable SF
- 100% leased (retail, office and personal services tenants)
- Corner visibility
- Walkable amenities
- Excellent condition



*For information, please contact:*

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