

**707 Beech Street
Washington, PA 15301**

Duplex



CR CENTURY
REALTY

6000 Town Center Blvd
Canonsburg, PA 15317
412.235.7233
WWW.CENTURY-REALTY.COM

INVESTMENT OPPORTUNITY

✓ **\$175,000**

✓ **Solid Location**

✓ **Strong Historical Occupancy**

CONTACT:

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Invest in a solid-performing duplex at 707 Beech Street, Washington, PA 15301, featuring two well-maintained residential units in a convenient and walkable location.

Situated near Washington Hospital, Washington & Jefferson College, and just minutes from I-70 and Route 19, this property offers stable rental demand with proximity to major employers, retail, and dining options.

Each unit offers comfortable layouts with reliable tenant appeal, making this a great choice for both owner-occupants and investors looking for cash flow and long-term upside in a growing submarket of Southwestern Pennsylvania.

**This duplex is also available as part of a 4-property portfolio including:
424 Euclid Ave, Canonsburg, PA
861 Park Ave, Washington, PA
809 Station Street, Sturgeon, PA 15082**

The portfolio offers geographic diversity across Washington and Allegheny Counties, with multiple income streams and value-add potential for the right investor.



# of Units	2
Gross Potential Rent	\$19,080.00
Vacancy	-\$954.00
Effective Rent	\$18,126.00

Operating Expenses

Insurance	\$1,064.00
Lawn Care/Snow Removal	\$300.00
Building Repairs	\$125.00
Taxes - County	\$1,505.00
Utilities - Water & Sewage	\$1,500.00
Waste Removal	\$1,200.00
Total Operating Expenses	\$5,694.00

Net Operating Income \$12,432.00



Unit #	Type	Bedrooms	Baths	SF	Current Rent	Annual Rent	Market Rent	Gross Potential Rent
1	Apartment	2	1	700	\$ 760	\$ 9,120	\$ 775	\$ 9,300
2	Apartment	2	1	700	\$ 805	\$ 9,120	\$ 815	\$ 9,300
					\$ 1,565	\$ 18,780	\$ 1,590	\$ 19,080

**809 Station St
Sturgeon, PA 15082**

Duplex



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Canonsburg, PA 15317
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INVESTMENT OPPORTUNITY

✓ **\$215,000**

✓ **Solid Location**

✓ **Strong Historical Occupancy**

CONTACT:

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809 Station Street is a well-maintained duplex located in the quiet, residential community of Sturgeon, within the West Allegheny School District—a sought-after area for tenants looking for suburban living with convenient access to Pittsburgh.

Each unit offers a private entrance, comfortable living space, and off-street parking. The property sits on a low-traffic street, making it attractive to long-term tenants seeking peace and affordability just minutes from Robinson Township, Route 22/30, and I-376.

The location is ideal for those working in nearby employment centers including the Pittsburgh International Airport corridor, Cecil Township business parks, and South Fayette.

This property is available individually or as part of a 4-property portfolio spanning Washington and Allegheny Counties, offering investors geographic diversification and multiple revenue streams in stable, tenant-friendly markets.



# of Units	2
Gross Potential Rent	\$21,960.00
Vacancy	-\$1,098.00
Effective Rent	\$20,862.00

Operating Expenses

Insurance	\$1,320.00
Lawn Care/Snow Removal	\$300.00
Building Repairs	\$650.00
Taxes - County	\$2,952.00
Total Operating Expenses	\$5,222.00
Net Operating Income	\$15,640.00



Unit #	Type	Bedrooms	Baths		Current Rent	Annual Rent	Market Rent	Gross Potential Rent
1	Apartment	2	1	700	\$ 900	\$ 10,800	\$ 915	\$ 10,980
2	Apartment	2	1	700	\$ 900	\$ 10,800	\$ 915	\$ 10,980
					\$ 1,800	\$ 21,600	\$ 1,830	\$ 21,960

**861 Park Ave
Washington, PA 15301**

Duplex



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INVESTMENT OPPORTUNITY

✓ **\$215,000**

✓ **Solid Location**

✓ **Strong Historical Occupancy**

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Situated in a central and walkable neighborhood, 861 Park Avenue is a classic duplex offering immediate income potential and long-term upside.

Each unit features a private entrance, efficient floor plan, and solid rental history—ideal for investors seeking low-maintenance cash flow in a well-established rental market.

Located just blocks from Washington Hospital, Washington & Jefferson College, and the city's downtown retail corridor, this property benefits from strong tenant demand and easy access to I-70, Route 19, and local employment hubs.

Whether you're expanding your portfolio or entering the multifamily space, this property offers a dependable asset in a resilient rental market. It can also be purchased as part of a 4-property portfolio, which includes other multifamily assets in Canonsburg, Sturgeon, and Washington, PA, providing diverse income streams and regional exposure.



# of Units	2
Gross Potential Rent	\$23,400.00
Vacancy	-\$1,170.00
Effective Rent	\$22,230.00

Operating Expenses	
Insurance	\$1,075.00
Lawn Care/Snow Removal	\$300.00
Building Repairs	\$960.00
Taxes - County	\$1,670.00
Utilities - Water & Sewage	\$1,575.00
Waste Removal	\$1,200.00
Total Operating Expenses	\$6,780.00
Net Operating Income	\$15,450.00



Unit #	Type	Bedrooms	Baths	Square Feet	Current Rent	Annual Rent	Market Rent	Gross Potential Rent
1	Apartment	2	1	900	\$ 960	\$ 11,520	\$ 975	\$ 11,700
2	Apartment	2	1	900	\$ 935	\$ 11,220	\$ 975	\$ 11,700
					\$ 1,895	\$ 22,740	\$ 1,950	\$ 23,400

**424 Euclid Ave
Canonsburg, PA 15317**

Duplex



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INVESTMENT OPPORTUNITY

✓ **\$200,000**

✓ **Solid Location**

✓ **Strong Historical Occupancy**

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424 Euclid Avenue is a well-located duplex in the heart of Canonsburg, offering strong rental appeal in one of Washington County's most active submarkets.

Each unit features a separate entrance, functional layout, and solid rental history, making this an ideal property for both cash flow investors and value-add buyers.

Positioned just minutes from Southpointe Business Park, I-79, and downtown Canonsburg, the property benefits from proximity to major employers in the energy, medical, and professional services industries.

Local amenities, grocery stores, and public transportation are also nearby, boosting long-term tenant demand.

Whether acquired individually or as part of a 4-property portfolio (including additional multifamily properties in Washington and Allegheny Counties), this duplex offers multiple exit strategies, market stability, and consistent returns in a high-demand rental corridor.



# of Units	2
Gross Potential Rent	\$21,480.00
Vacancy	-\$1,074.00
Effective Rent	\$20,406.00

Operating Expenses

Insurance	\$1,075.00
Lawn Care/Snow Removal	\$300.00
Pest Control	\$400.00
Building Repairs	\$145.00
Taxes - County	\$1,650.00
Utilities - Water & Sewage	\$1,575.00
Waste Removal	\$1,200.00
Total Operating Expenses	\$6,345.00

Net Operating Income \$14,061.00



Unit #	Type	Bedrooms	Baths	Square Feet	Current Rent	Annual Rent	Market Rent	Gross Potential Rent
1	Apartment	2	1	900	\$ 875	\$ 10,500	\$ 875	\$ 10,500
2	Apartment	2	1	900	\$ 905	\$ 10,860	\$ 915	\$ 10,980
					\$ 1,780	\$ 21,360	\$ 1,790	\$ 21,480