



Asking Price:  
**\$1,850,000**

**417-419 BEAVER STREET**  
SEWICKLEY, PA 15143

Partnership. Performance.

## Investment Opportunity







- **7,300 SF Retail Building with 3 Storefronts**
- Fully Leased
- Just Signed a \$109 Billion Asset Regional Bank to a Long Term Lease
- Median HH Income of \$91,136

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## Location Highlights

- Located in the Heart of Sewickley Village
- Zoning: C-1 (General Commercial)
- High Visibility & Traffic
- 15 Minutes from Pittsburgh International Airport
- 24 Minutes from Downtown Pittsburgh

## Nearby Amenities

-  Hospitals
-  Coffee
-  Restaurant
-  Bar/Pub
-  Grocery
-  Bus Stop

