

Offer Memorandum



1219 Merchant Street  
Ambridge PA 15003

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INTERNATIONAL REALTY



1219 Merchant Street, Ambridge PA 15003

Exceptional mixed-use investment opportunity in the heart of Ambridge's historic Merchant Street district. This fully renovated 4,620 square foot, two-story brick building offers immediate income from a stable commercial tenant and two residential units.



Cafe Dining Room

## Property Highlights

- Total building size: 4,620 square feet (county records)
- First floor commercial space: 2,310 square feet leased to Caffe Nero at \$1,450/month triple net
- Second floor: Two residential units (approx. 1,155 square feet each) leased at \$1,100/month
- Full gut rehab completed in 2024: new electrical, plumbing, mechanical systems, gas forced-air heat, central electric air conditioning, roof, and separate utility meters
- Strong rental growth potential upon lease renewals
- Nominal operating expenses due to triple-net structure
- Current gross annual income: \$43,800
- Approximate cap rate: 9.54% based on \$459,000 asking price





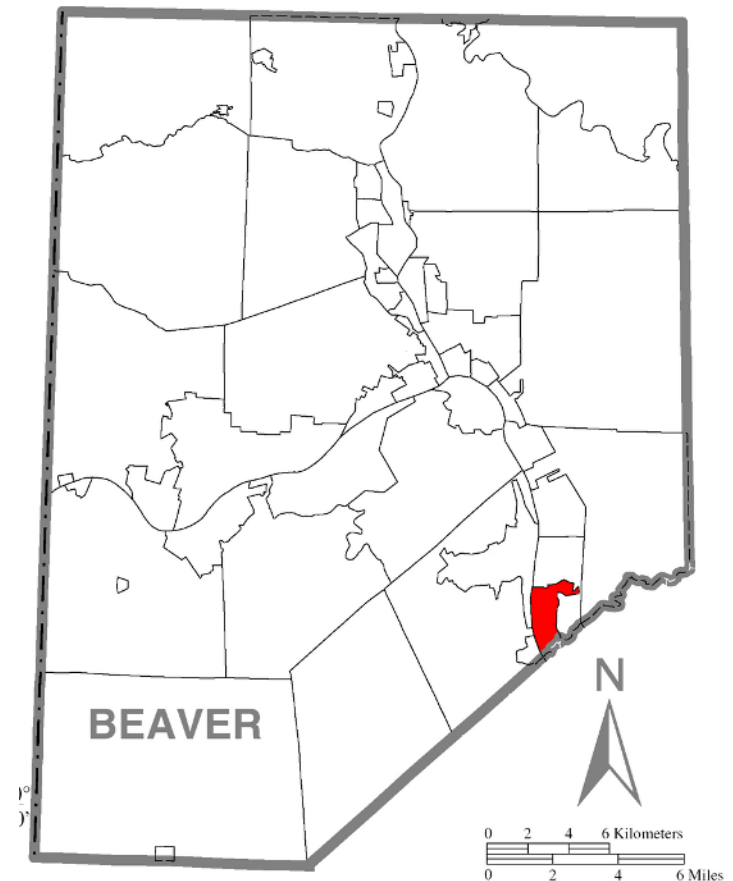
## Location & Market Overview

### Nearby Points of Interest

- Old Economy Village (National Historic Landmark & living history museum)
- Local antiques districts, Iron Horse Theater Company, and emerging breweries (Altered Genius Brewing Co., Fermata Brewing Company)
- Just 30 minutes from Pittsburgh.

### Lease & Sales Comparables

Recent mixed-use and commercial sales in Ambridge reflect increasing investor interest, with properties trading in the \$240,000–\$1,500,000 range. Limited direct lease comps on Merchant Street underscore the strength of this fully leased, triple-net asset. Ideal for hands-off investors seeking turnkey cash flow in a revitalizing historic district.



## Ambridge PA

Situated on historic Merchant Street in Ambridge's vibrant downtown historic district. The borough is experiencing strong revitalization with recent public improvements including new street lighting, sidewalks, signage, and safety enhancements funded by the Pennsylvania Main Street Matters program (\$500,000 allocated to Merchant Street streetscape). Ambridge continues to attract investors as a value-add market with accelerating property turnover and positive momentum

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