

AMBRIDGE,...IT JUST MAKES CENTS

Ambridge, Pennsylvania
provides an affordable alternative
for Homeowners, Investors, & Entrepreneurs
with real estate prices that save money
both in purchase costs & taxes,...
while providing excellent location, services,
community and safety.



STEVE ROBERTS
412-867-9311

AMBRIDGE,...IT JUST MAKES CENTS



**3 BEDROOM, 1 BATH WITH
1 CAR INTEGRAL GARAGE
FACES OHIO RIVER BLVD.**

**PRICE: \$ 114,900
TAXES: \$ 3,235**

Location: SEWICKLEY



**3 BEDROOM, 1 BATH WITH
2 CAR DETACHED GARAGE
QUIET STREET**

**PRICE: \$ 63,500
TAXES: \$ 2,632**

Location: AMBRIDGE



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4 BEDROOM, 2.5 BATH WITH
NO YARD, NO PARKING.

Walk to Village shops

PRICE: \$ 229,000
TAXES: \$ 4,686

Location: SEWICKLEY



5 BEDROOM, 1.5 BATH
VICTORIAN DETAILS/FIREPLS.
EXTRA LOT WITH PARKING.

Walk to Village shops

PRICE: \$ 113,900
TAXES: \$ 3,090

Location: AMBRIDGE



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COMMERCIAL STORE FRONT COMPARISON



2 STORY STOREFRONT
W/KITCHEN & BATH
2300 SQ. FT. (TOTAL)
Potential upstairs apartment
Only Street Access
Renovated Façade, New HVAC

PRICE: \$ 324,900
TAXES: \$ 7,037

Location: SEWICKLEY



2 STORY STOREFRONT
W/KITCHEN & BATH
4400 SQ. FT. (TOTAL 1st & 2nd)
Alley access with loading
Historic Daylight Studio
Renovated Façade, New HVAC

PRICE: \$ 24,900
TAXES: \$ 1,480

Location: AMBRIDGE



STEVE ROBERTS 412.867.0211

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MULTI-UNIT COMPARISON



**2 UNIT (SIDE BY SIDE)
3 BEDROOMS EACH UNIT
UPDATED SYSTEMS
ON STREET PARKING**

**PRICE: \$ 269,900
TAXES: \$ 5,278**

Location: SEWICKLEY



**2 UNIT (UP/DOWN)
2 BEDROOMS EACH UNIT
UPDATED SYSTEMS,
TOTALLY REMODELED
GARAGE**

**PRICE: \$ 129,900
TAXES: \$ 3,292**

Location: AMBRIDGE



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4 BEDROOM, 2 BATH WITH
2 CAR DETACHED GARAGE
FENCED REAR YARD
Needs some TLC

PRICE: \$ 395,000
TAXES: \$ 6,221

Location: EDGEWORTH

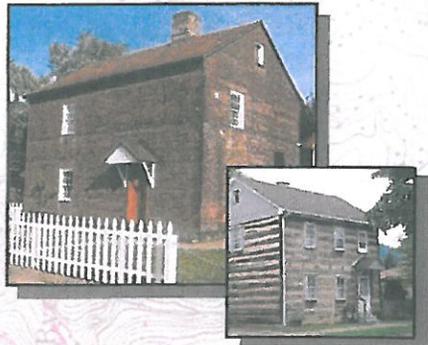


5 BEDROOM, 2 BATH WITH
3 CAR DETACHED GARAGE
EXTRA LOT
Needs some TLC

PRICE: \$ 69,000
TAXES: \$ 3,353

Location: AMBRIDGE
IT SOLD FOR \$60,000 !!!





Historic Homes

The Old Economy Neighborhood (Circa 1820) is a National Registered Historic District. But historic homes are throughout Ambridge and are treasured resources.



Storefronts

Merchant Street is a mile long river town commercial district,... but it is a neighborhood too. For the artist or entrepreneur, storefronts can provide flexible living/work space.

AMBRIDGE

YOUR BRIDGE TO AFFORDABLE HOMEOWNERSHIP

As the "Gateway to Beaver County", Ambridge is an ideal place to make a home with easy connections to Beaver & Allegheny Counties and to the I-79 and airport corridors. It has both homes & services that you need to provide a life of quality, safety, affordability and ease.



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AMBRIDGE

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“Kennedy”

The homes in the Kennedy Avenue area represent homes built in the 1940's typically with 3 bedrooms, 1 bath, and large 18' living rooms. Level yards to Alleys for on-site parking.



“Dutch Cottage”

The Dutch Roof Cottage represents smaller homes built in the 1910-20's. Two-Three bedrooms, 1 bath, with front porches and floor plans that can be adapted to fit your family.



“Maplewood”

The homes of this style represent larger 3 story homes with 3-5 bedrooms and 1-2 baths. A little more space for larger families. often with that neighborly front porch to the street.

For the 1st time homebuyer, or for the homebuyer needing to select an appropriately sized and affordable Home.... Ambridge has models that will fit your budget and allow you to make them your own to fit your lifestyle.

Ambridge is an American Village with homes all within a few blocks from stores, restaurants, services, farmer's markets, bakeries & conveniences.

