

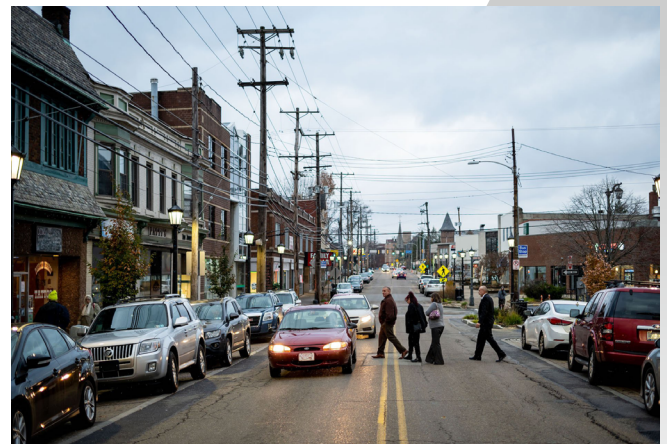


# 615-617 LINCOLN AVENUE

## BELLEVUE, PA

### PROPERTY HIGHLIGHTS

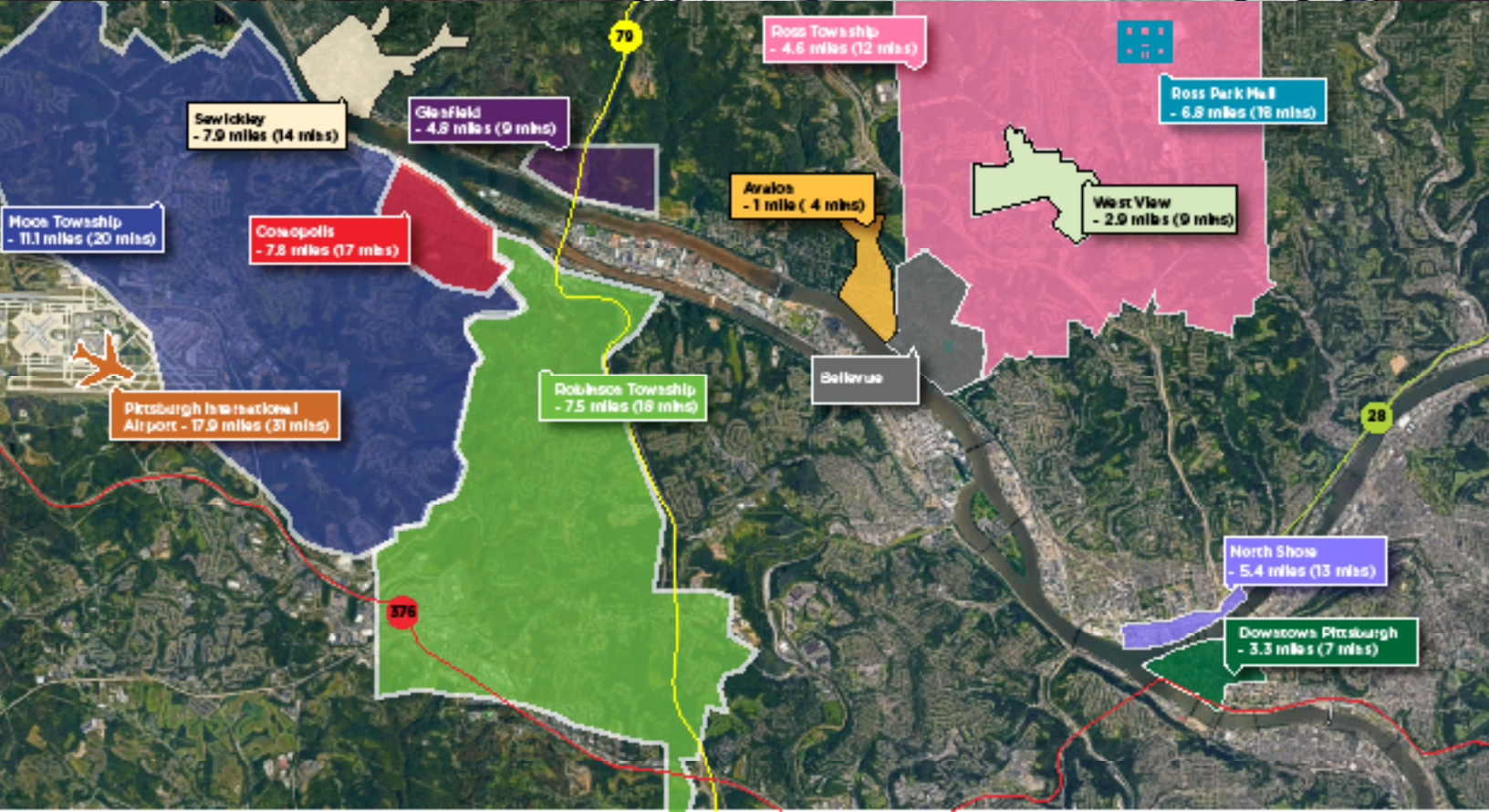
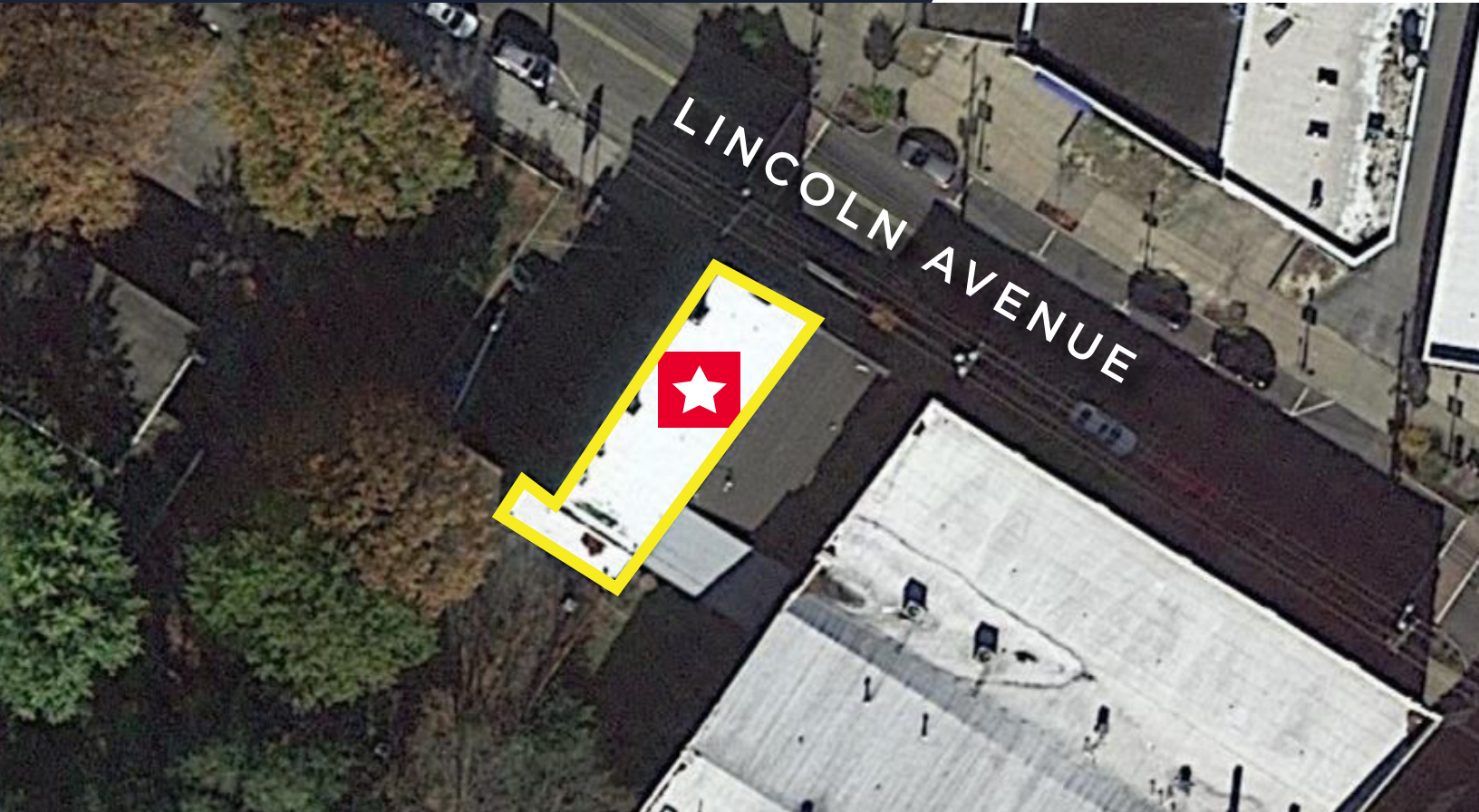
- Fully occupied mixed use investment, including two retail tenants, one office, and three apartments
- 12,470 SF on 0.17 acres of land
- 7% cap rate
- Located in the heart of Bellevue's main cultural district
- Conveniently located minutes from I-79 and I-279 and half an hour to Pittsburgh International Airport
- Ample street parking available

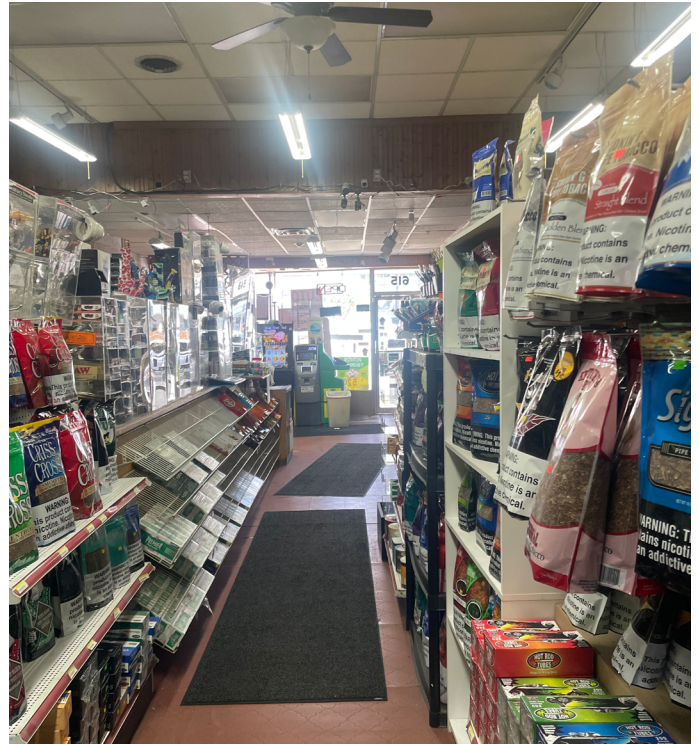


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# LOCATION





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