

# SALE OFFICE

507 W. NEWTON STREET GREENSBURG, PA 15601



## HIGHLIGHTS

- Opportunity to acquire well appointed office space in the heart of Greensburg's Healthcare District
- Close proximity to Westmoreland Hospital and various other shops and retail
- Abundant on-site parking
- Both floors ADA accessible
- Map ID: 10-04-02-0-486; 10-04-02-0-730; 10-04-02-0-999
- Traffic Count: 4,569 +/- vehicles per day
- Zoning: C-1 Taxes: \$14,626
- Size of Parcel: .25 +/- acres Walking Score: 68

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	11,727	44,615	72,689
Avg. HH Income	\$62,578	\$72,525	\$74,343

- SALES PRICE: ~~\$800,000~~ \$675,000



Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

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- Building renovated in 2017 with top of the line finishes
- Can be leased as one space or broken up into multi-tenanted rentals for nice income producing property
- Ability to lease adjacent property for additional parking
- Attractive existing layouts







ROUTE 30

Site Location

Independence  
HEALTH SYSTEM  
Westmoreland Hospital