



BERKSHIRE HATHAWAY THE PREFERRED REALTY

Barbara Ciampini  
Realtor/Sales Associate  
Cell: 724-777-1517  
Ph: 724-838-3660



## Agent Full

### Commercial-Industrial-Business



### 102 N MAIN

MLS #: **1697323** Status: **Active**  
 Address: **102 N MAIN**  
 Area: **City of Greensburg**  
 Postal/Mailing City: **Greensburg**  
 Lease Price:  
 Directions:  
 Map#/Block#/Lot#/Info: **10-02-15-3-013**  
 Lot: **95X84**  
 Lot Desc:  
 Zoning: **C-2**  
 For Sale: **Building**  
 For Lease:  
 Business Name: **UNION TRUST BUILDING**  
 Business Description: **OFFICES/RESTAURANT/BANK**  
 Recent: **04/23/2025 : NEW**



#### General Information

Office SqFt:  
 Warehouse SqFt:  
 Road Frontage: **95**  
 Ceiling Height:  
 Are the Listing Images Digitally Altered/Staged?: **No**

Railroad:  
 Freight Elev:  
 Sprinkler Sys:  
 Dock:  
 GAI: **\$88,000**  
 GOI:  
 Vacancy %:  
 Taxes: **\$2,842**

Utilities: **\$17,000**  
 Maintenance: **\$37,000**  
 Other Expenses: **\$16,000**  
 NOI: **\$7,500**  
 Insurance: **\$7,500**

#### Remarks

**ONE OF GREENSBURG'S HISTORICAL COMMERCIAL BUILDINGS COULD BY ADDED TO YOUR REAL ESTATE PORTFOLIO. THIS BUILDING WAS BUILT IN 1921 AND IS A CONTRIBUTING BUILDING TO THE CITY OF GREENSBURG'S DOWNTOWN HISTORIC DISTRICT. THE BUILDING IS THE HOME OF A BANK, VARIOUS OFFICES, ART STUDIOS, AND A RESTAURANT. SELLER WISHES TO MAINTAIN A ROW FOR THE BACK WALL THAT IS PART OF "ART IN THE ALLEY"**

#### Agent Remarks

**SHOWINGS WILL ALWAYS BE ON A SATURDAY. FIRST DATE FOR SHOWINGS IS SATURDAY MAY 3RD AT 10 AM AND THE SHOWINGS WILL BE WITH ONE OF THE LISTING AGENTS. WE WILL MEET ON THE N MAIN STREET SIDE OF THE BUILDING. YOU MUST CONTACT ROB (724-396-7222) OR BARB (724-777-1517) TO BE ON THE SCHEDULE FOR A TOUR OF THE BUILDING. THE CURRENT BUILDING OWNER OCCUPIES SPACE IN THE BUILDING AND THEREFORE PARTS OF THE BUILDING ARE TAX EXEMPT. THE OFFICES OF THE OWNER WILL BE VACATED UPON A SALE OF THE PROPERTY. COPIES OF LEASES ETC WILL BE PROVIDED DURING DUE DILIGENCE OF AN AGREEMENT OF SALE.**

#### Features

Type Property: **Office**  
 Form of Access: **State**  
 Parking: **/PUBLIC**  
 Traffic Count:  
 Show: **Appointment With Listor**

Year Built: **1921**  
 Construction: **Brick, Concrete**  
 Insulation: **Unknown**  
 Utilities Avail: **Electricity, Gas, Sewer, Water**

#### Office Information

Value: **Assessment Value - \$57,710**  
 ENT:  
 Seller Consider Concession Y/N: **No**  
 Owner: **WESTMORELAND CULTURAL TRUST**  
 Contact: **ROB KESLAR**  
 Agent: **Barb Ciampini & Rob Keslar**  
 Email: **barbciampini@ptrsold.com**  
 Agent State License #: **RS193441A**  
 List Office: **15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY**  
 List Date: **04/18/2025**

Tenant Occ: **Yes**  
 Foreclosure: **No**  
 Taxes: **\$2,842**  
 Short Sale: **No**

Tour Date:  
 Phone: **724-396-7222**  
 Phone:  
 Tour URL:  
 Broker State License #: **RB043060C**  
 Phone: **724-838-3660 ext.145**

Cell Phone: **724-777-1517**

Expire Date: **04/17/2026**  
 Pending Date:

Tour URL:  
 Video Tour URL

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
<b>1697323</b>	<b>102 N MAIN</b>		\$775,000	New Listing	04/18/2025	->A	04/23/25 04:30 PM