



**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:

List Price: **\$775,000**  
 County: **Westmoreland**  
 Zip Code: **15601**  
 State: **Pennsylvania**  
 Lease Per:  
 Acres: **0.18**  
 CIB Type: **For Sale**

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 MAINTIAN 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 BUIILIDNG ARE TAX EXEMPT. THE OFFICES OF THE OWNER WILL BE VACATED UPON A SALE OF THE PROPERTY.COPIESOF 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@tprsold.com**  
 Agent State License #: **RS193441A**  
 List Office: **15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY**  
 List Date: **04/18/2025**  
 Tour URL:  
 Video Tour URL

Tenant Occ: **Yes**  
 Foreclosure: **No**  
 Tour Date:  
 Phone: **724-396-7222**  
 Phone:  
 Tour URL:  
 Broker State License #: **RB043060C**  
 Phone: **724-838-3660 ext.145**  
 Expire Date: **04/17/2026**  
 Pending Date:

Taxes: **\$2,842**  
 Short Sale: **No**  
 Cell Phone: **724-777-1517**

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