

SALE OFFICE

319 S. PENNSYLVANIA AVENUE, GREENSBURG, PA 15601



Completely
Renovated

HIGHLIGHTS

- Opportunity to acquire well appointed 3,953 +/- sf office space in the heart of Downtown Greensburg's Historical District
- Close proximity to Westmoreland Hospital, County Courthouse, and various other shops and retail
- Completely updated which includes, but not limited to: electric, roof, LED lighting, restrooms, and interior appointments (flooring, paint, etc.)
- Abundant on-site parking in addition to on-street parking
- Map ID: 10-04-03-4-001
- Traffic Count: 9,500 +/- vehicles per day (on Main Street)
- Zoning: C-2 Taxes: \$2,857
- Size of Parcel: .17 +/- acres Walking Score: 85 (very walkable)

SALES PRICE: \$450,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	13,843	45,052	73,404
Avg. HH Income	\$66,698	\$81,997	\$82,151



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

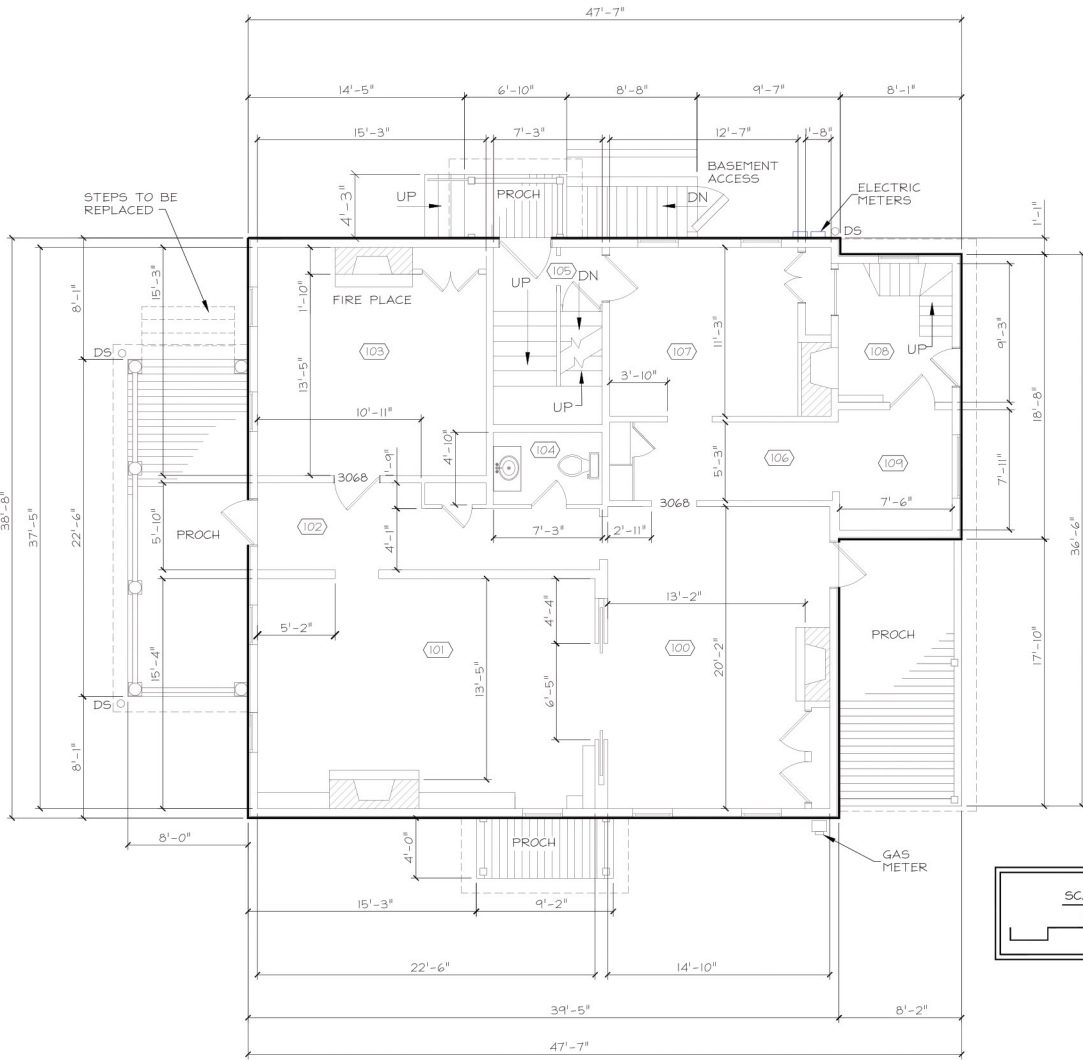
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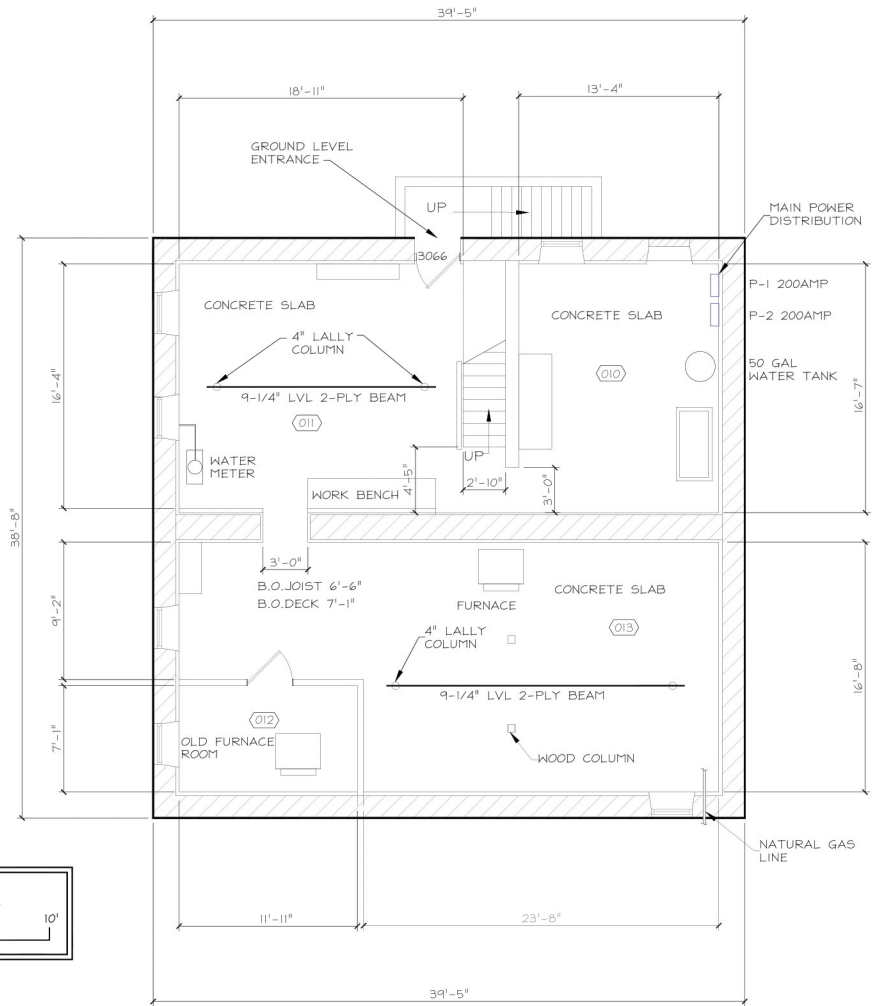


Westmoreland
Courthouse

Site Location



1 **1ST FLOOR PLAN** 1,571 SF
SCALE: 1/4" = 1'-0"



2 **BASEMENT PLAN** 1,195 SF
SCALE: 1/4" = 1'-0"

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

A101

NO.	DATE	NOTES
0	01/17/2020	DRAFT PLAN
1	01/27/2020	INITIAL RELEASE

GENERAL CONTRACTING SOLUTIONS OF JOHNSTOWN, LLC
222 PHILLIPS STREET
JOHNSTOWN, PA 15904
814-242-3045
mfunyak@gmail.com

Laruel Highlands Structural Consulting, LLC.
294 Weish Hill Road, Friedens, PA 15541
PHONE (814) 483-2654

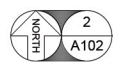
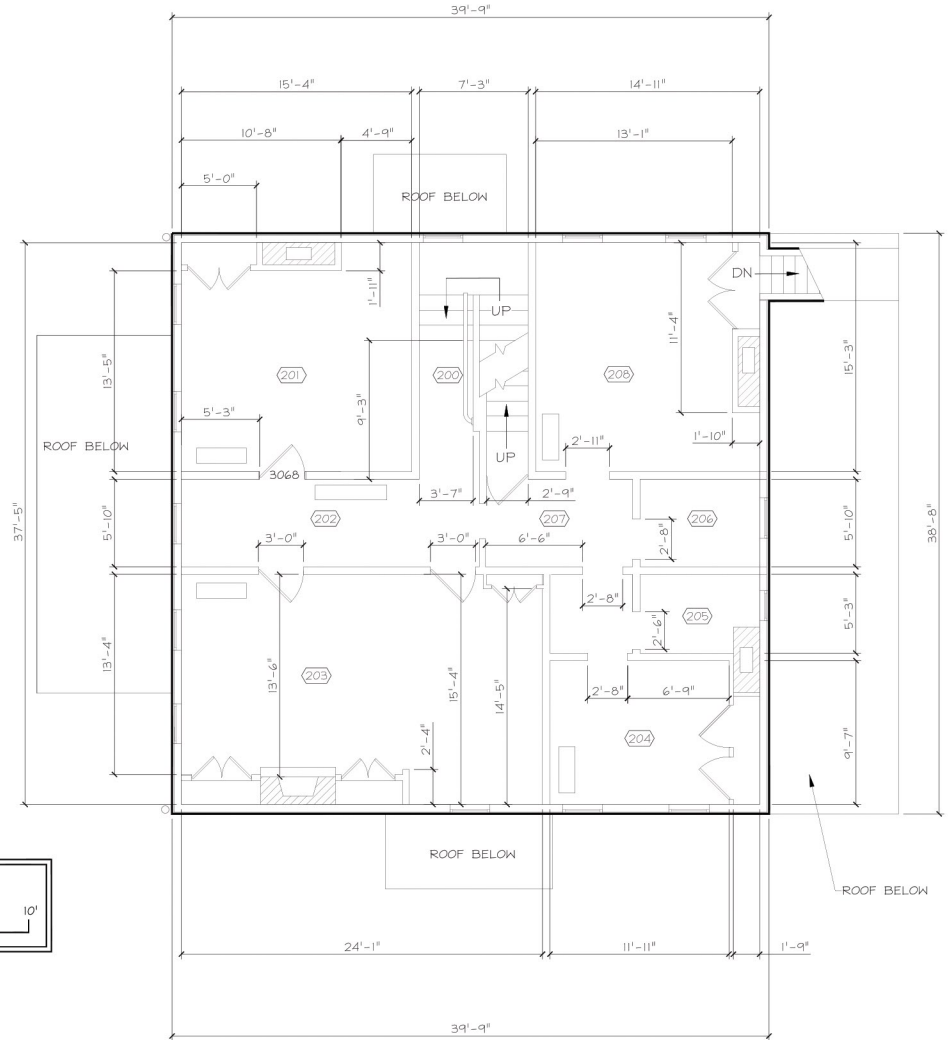
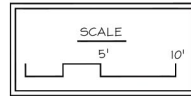
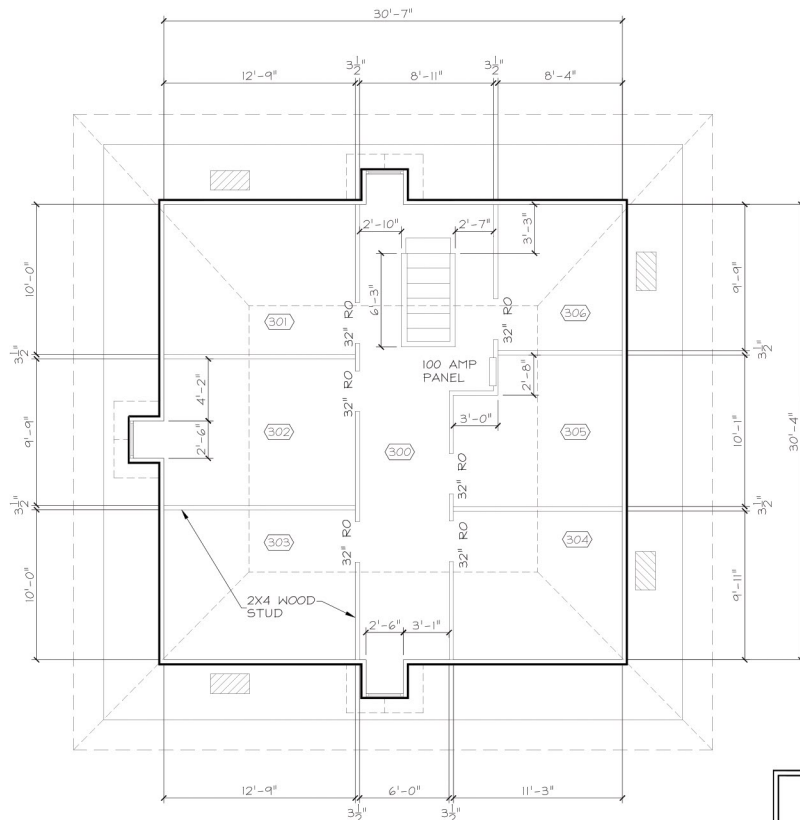
SITE:
319 PENNSYLVANIA AVE
GREENSBURG PA 15601

DRAWN BY: MSF
PROJECT NAME:
319 PENNSYLVANIA AVE
EXISTING FLOOR PLANS

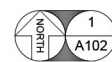
DATE:
01/27/2020

DRAWING TITLE:
1ST & BASEMENT PLAN

SCALE:
ARCH-D 24X36
1/4"=1'-0"
REVISION:
REV. 1



3RD FLOOR PLAN 942 SF
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN 1,440 SF
SCALE: 1/4" = 1'-0"

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A102

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2ND & 3RD FLOOR PLAN

REVISION:
REV. 1