

SALE MIXED USE

231 S. MAIN STREET
GREENSBURG, PA 15601



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

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

OFFERING SUMMARY

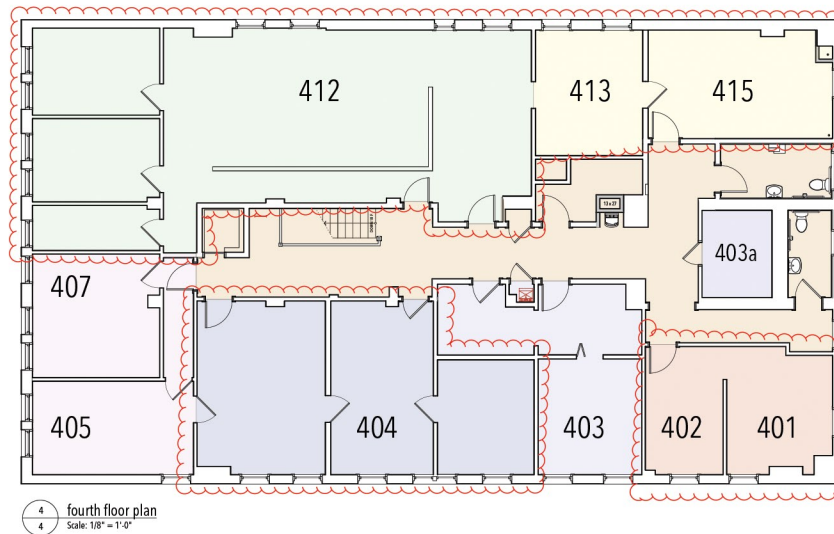
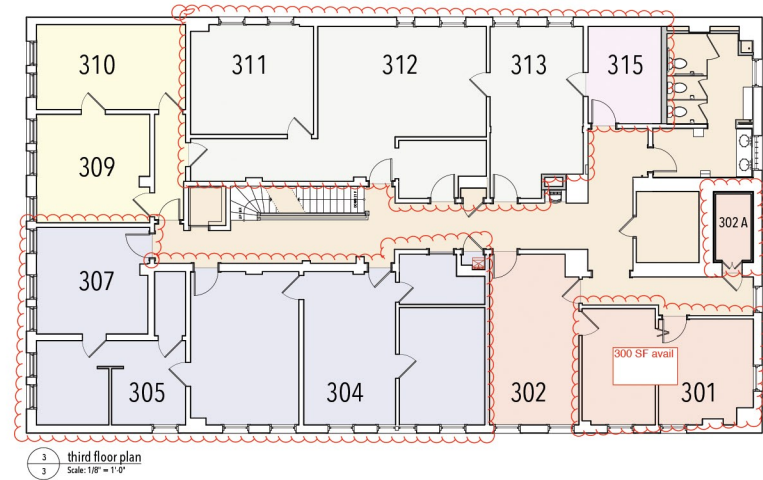
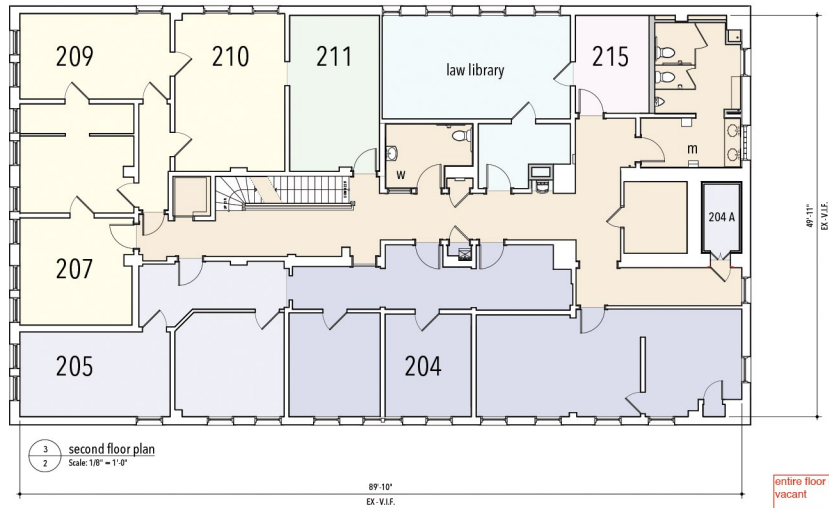
- This prime commercial property offers an exceptional opportunity in the heart of downtown Greensburg. Located on S. Main St., a major corridor with strong visibility and foot traffic, 231 South Main St. is ideally suited for a wide range of potential uses, including retail, office, mixed-use, or redevelopment. Located on bus line.
- Common areas have been completely renovated in 2020/2021
- Abundant parking located on site
- Flexible suite layouts accommodating single office users or Tenants looking for larger space
- **Location:** Centrally situated in downtown Greensburg, near restaurants, shops, and public services
- **Visibility:** High traffic street frontage with prominent signage potential
- **Building Size:** 20,000 +/- square feet
- **Zoning:** C-2 • **Taxes:** \$12,142 • **Occupancy:** 19%
- **Cap Rate:** 10.53% (pro-forma)

HISTORIC CHARM + FUNCTIONAL UPGRADES: Ideal for professional offices, retail/service providers, or creative mixed-use tenants

• **SALES PRICE: \$825,000**







231 S. Main Street Pro Forma						
Description	SF	Rent per SF	Rent per Mo.	Annual Base Rent	Lease Type	
Personalized Colors	2023	\$ 7.12	\$ 1,200	\$ 14,404	+ utilities	
Retail B (vacant)	1725	\$ 15.00	\$ 2,156	\$ 25,875	+ utilities	
2nd Floor						
201-204 (vacant)	1077	\$ 14.00	\$ 1,257	\$ 15,078	modified gross	
205-210 (vacant)	1484	\$ 14.00	\$ 1,731	\$ 20,776	modified gross	
211 (vacant)	229	\$ 17.00	\$ 324	\$ 3,893	modified gross	
212 (vacant)	413	\$ 17.00	\$ 585	\$ 7,021	modified gross	
215 (vacant)	258	\$ 17.00	\$ 366	\$ 4,386	modified gross	
3rd Floor						
301 (vacant)	300	\$ 17.00	\$ 425	\$ 5,100	modified gross	
302/302A (Counseling Wellness)	311	\$ 15.43	\$ 400	\$ 4,799	gross	
304 (vacant)	484	\$ 17.00	\$ 686	\$ 8,228	modified gross	
305-307 (vacant)	730	\$ 14.00	\$ 852	\$ 10,220	modified gross	
310 (vacant)	469	\$ 17.00	\$ 664	\$ 7,973	modified gross	
312-313 (vacant)	1015	\$ 14.00	\$ 1,184	\$ 14,210	modified gross	
315 (vacant)	256	\$ 17.00	\$ 363	\$ 4,352	modified gross	
4th Floor						
401-402 (vacant)	296	\$ 17.00	\$ 419	\$ 5,032	modified gross	
403 (Marilyn Gaut)	422	\$ 17.06	\$ 600	\$ 7,199	gross	
404 (vacant)	668	\$ 17.00	\$ 946	\$ 11,356	modified gross	
405-407 (vacant)	459	\$ 17.00	\$ 650	\$ 7,803	modified gross	
412 (vacant)	1213	\$ 14.00	\$ 1,415	\$ 16,982	modified gross	
413-415 (vacant)	430	\$ 17.00	\$ 609	\$ 7,310	modified gross	
Parking 22 spaces @ \$75 per space			\$ 1,650	\$ 19,800		
TOTALS	14262			\$ 221,797		

Base Rent	\$ 221,797
Vacancy	10% \$ 22,180
Gross Potential Income	\$ 199,617
Less Expenses	\$ 67,987
Net Operating Income	\$ 131,630

Renovation	\$ 425,000
Sales Price	\$ 825,000
Total Loan	\$ 1,250,000
Cap Rate	10.53%
% Down Payment	20% \$ 250,000
Interest Rate	7.00%
Number of Payments (20 years)	240
Debt Service	\$ (93,036)
Net Cash Flow After Debt Service	\$ 38,594
Cash on Cash Return	15.44%

Expenses	
Insurance	\$ 8,400
Snow Removal / Lawn	\$ 3,000
RE Taxes	\$ 12,142
Utilities	\$ 15,800
Management	6% \$ 13,308
Rubbish	\$ 2,069
Cleaning	\$ 7,200
Inspections & Monitoring	\$ 6,068
Total	\$ 67,987