

# SALE OFFICE

35 E. PITTSBURGH STREET  
GREENSBURG, PA 15601



## HIGHLIGHTS

- Owner Operator or Investment Opportunity; property consists of two buildings (10,000 +/- sf and (2,700 sf); great location extremely close to the Westmoreland County Courthouse
- Extremely rare on-site parking lot consisting of approximately 15 spaces)
- Current layout consists of many single office units
- Owner willing to lease back 2nd floor

- Traffic Count: 8,336 +/- vehicles per day      - Walk Score: 84  
 - Taxes: \$9,642      - Zoning: C-2  
 - Parcel ID: 10-02-15-3-030 & 10-02-15-3-048

**- SALE PRICE: \$650,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	14,183	45,570	72,892
Avg. HH Income	\$62,297	\$73,277	\$74,801
Median Age	42	45	46



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