

# SALE INVESTMENT

132 S. Main Street, Greensburg, PA 15601



## HIGHLIGHTS

- Turn-key investment opportunity available in the renovated historic former Masonic Temple w/ elevator
- Great opportunity for Owner/User
- Size of building: app 12,000 sq.ft.
- Located in the heart of the Downtown Greensburg Business District. One block away from the Westmoreland County Courthouse. Within close proximity to Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
- Traffic Count: 12,000 +/- vehicles per day
- Current tenants include:
  - Zimmer Kunz Attorneys
  - BPU Investment Management, Inc.
- Zoning: C2
- Taxes: \$10,187
- 50% leased | Cap Rate: 11.33% (pro-forma)

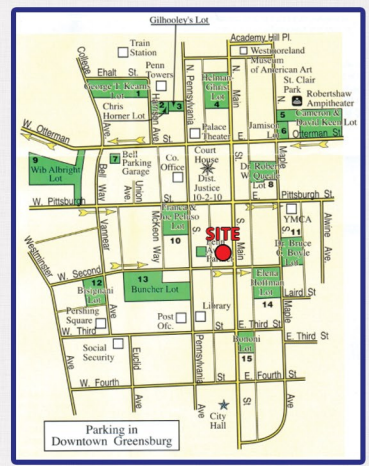
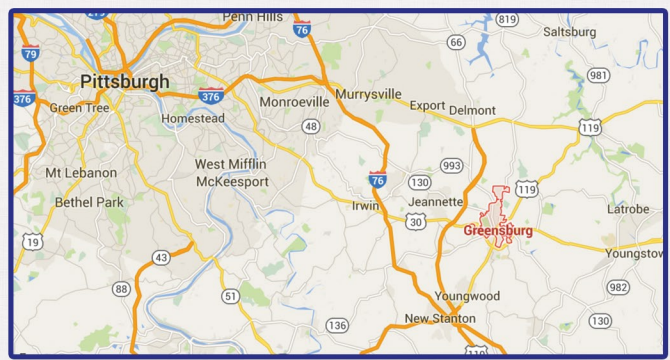
ASKING PRICE: **\$750,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	13,349	43,872	71,479
Avg. HH Income	\$54,214	\$71,035	\$72,644



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