

# SALE RETAIL/OFFICE

201 E. PITTSBURGH ST GREENSBURG, PA 15601



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**OFFERING SUMMARY**

Situated at the corner of 201 East Pittsburgh Street, the property benefits from excellent visibility and convenient access to downtown Greensburg, the Westmoreland County Courthouse, and major regional corridors, including US Route 30 and PA 66. Located within minutes of downtown Greensburg, Seton Hill University, regional employers, shopping, dining, and residential neighborhoods, the asset draws from a strong daytime and residential population.

The property will be delivered vacant, offering an outstanding opportunity for a redevelopment project or for an owner/user to customize the building to their specific needs.

**PROPERTY HIGHLIGHTS**

- **Functional, Flexible Layout** The building features an open floor plate with high ceilings (14' clear), loading access by way of loading dock and garage door, storefront visibility, supporting a wide range of uses, including professional office, medical service and retail.
- **Accessible & Visible Site:** The property offers on site parking for 24 +/- vehicles, prominent building and monument signage opportunities, convenient access for both local traffic and commuters.
- **Upgrades:** Owner recently subdivided portion of building for flex user that includes new restrooms, retail area, and garage workspace in addition to various cosmetic improvements throughout the store
- **Building Size:** 13,041 +/- square feet      • **Lot Size:** .64 +/- acres
- **Parcel ID:** 10-02-15-0-361      • **Zoning:** C-2      • **Taxes:** \$14,391
- **SALES PRICE: \$899,000**







