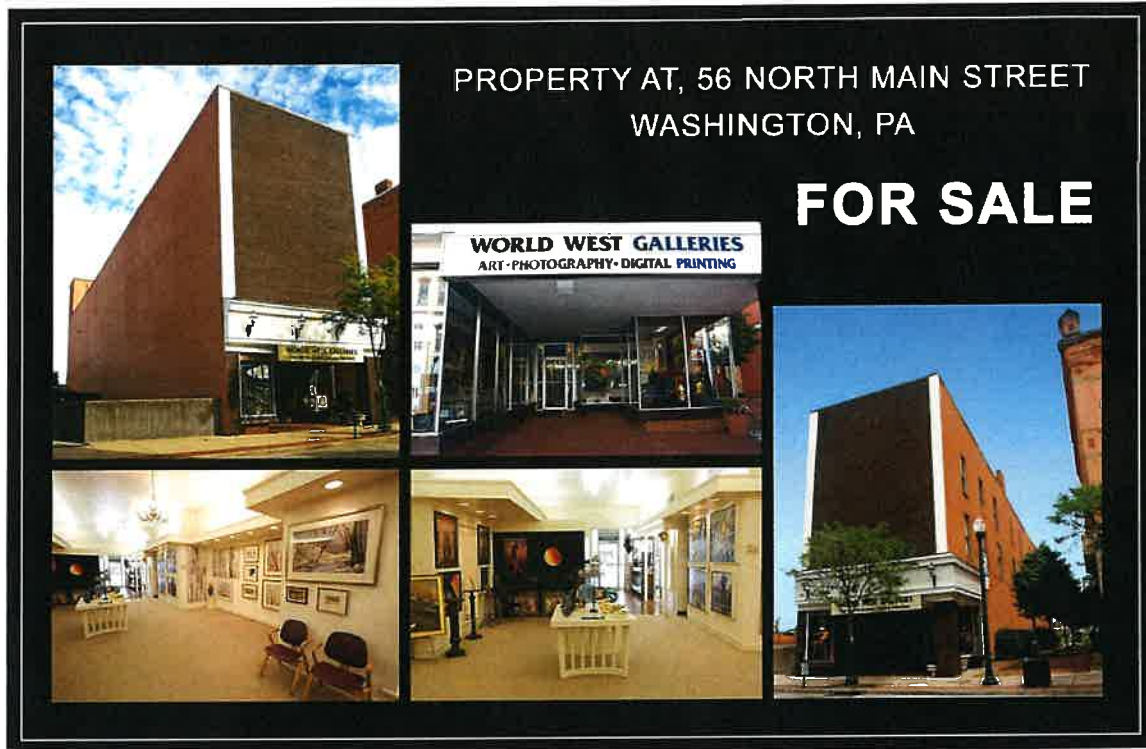


**PRICE REDUCED! WASHINGTON RETAIL/OFFICE FOR SALE**



# THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



PROPERTY AT, 56 NORTH MAIN STREET  
WASHINGTON, PA

**FOR SALE**

**SALE PRICE:**

~~399,000~~ \$399,000

**LOT SIZE:**

0.09 Acres

**BUILDING SIZE:**

9,000 SF

**ZONING:**

Commercial

**CROSS STREETS:**

N Main St And East Pine Ave

## PROPERTY OVERVIEW

Stately free standing building located in the heart of downtown Washington PA next door to David's Limited. Currently serving as an art gallery; this space would be an ideal location for a retail business or a distinctive office environment. If desired, the 2nd & 3rd floors can be utilized as a residence or additional rental space. A wonderful law office space located near W&J College and the Washington County Courthouse.

## PROPERTY FEATURES

- Ideal Retail or Office location.
- Freshly painted building exterior highlights architectural characteristics of the elegant facade
- Large front display windows
- Open floor plan for easy renovation
- Owner user and/or investor seeking a unique development opportunity close to Court House and W&J.
- 9000 sq ft on 3 floors
- Freight elevator on premises

**KW COMMERCIAL**  
1500 Oxford Drive,  
Suite 300  
Bethel Park, PA 15102

**BILL FORDE**  
Commercial Property Specialist  
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C: 412.439.0429  
bforde@kwcommercial.com  
PA #RS 332282

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**RETAIL/OFFICE FOR SALE**



# THE WORLD WEST GALLERIES BUILDING

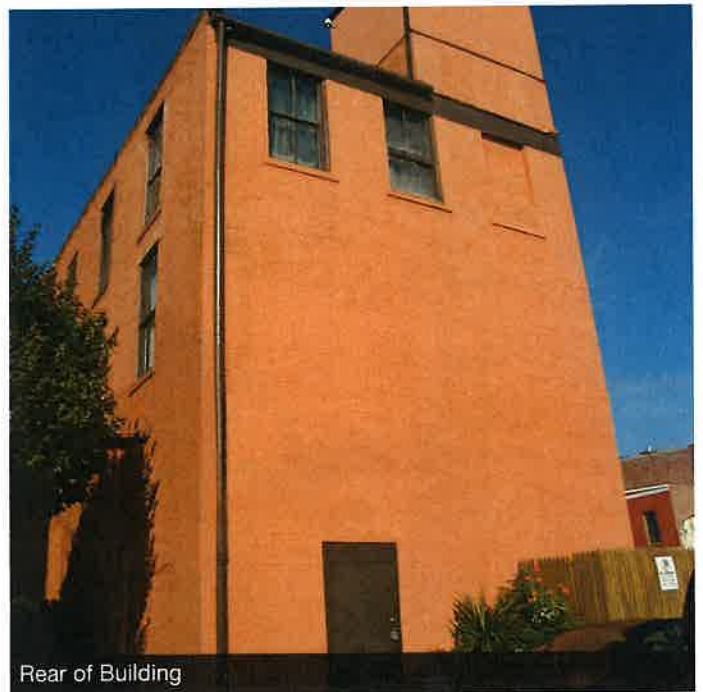
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Front Entrance



Alley between buildings



Rear of Building

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**FRESHLY PAINTED EXTERIOR**



**BEFORE PAINTING EXTERIOR**

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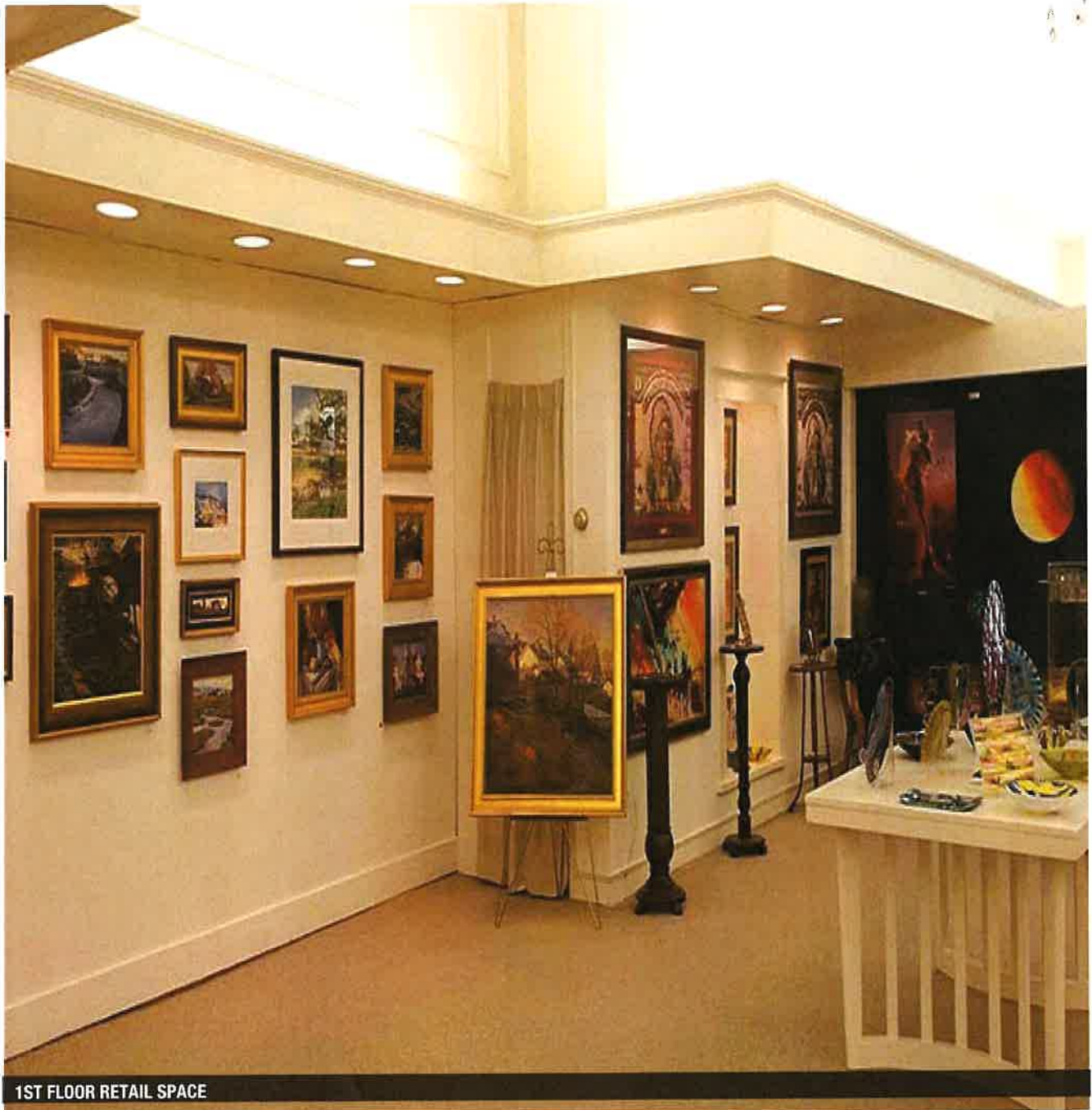
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**1ST FLOOR RETAIL SPACE**

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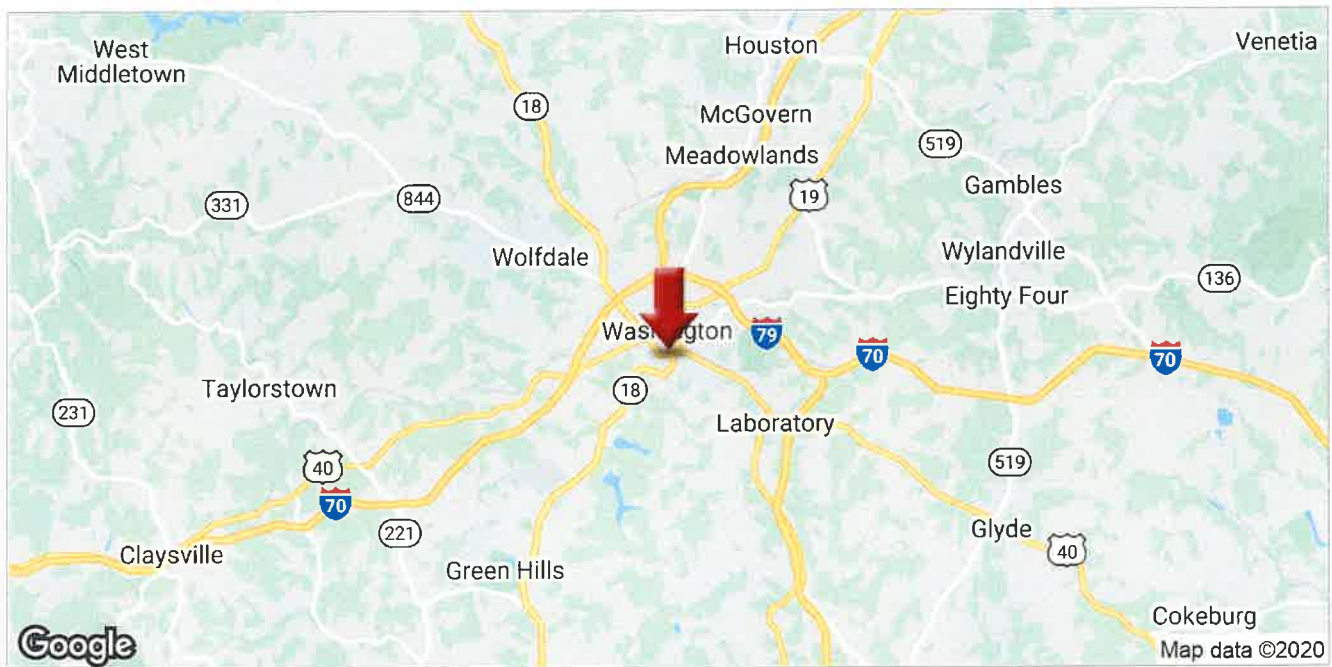
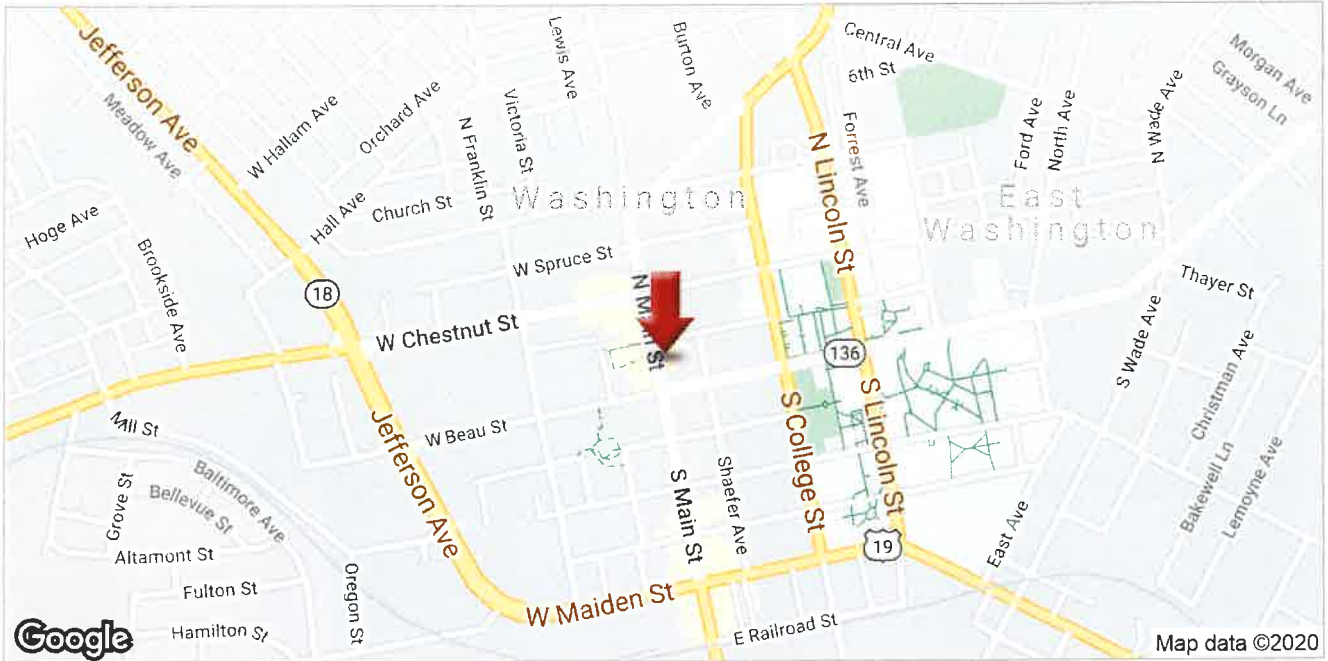
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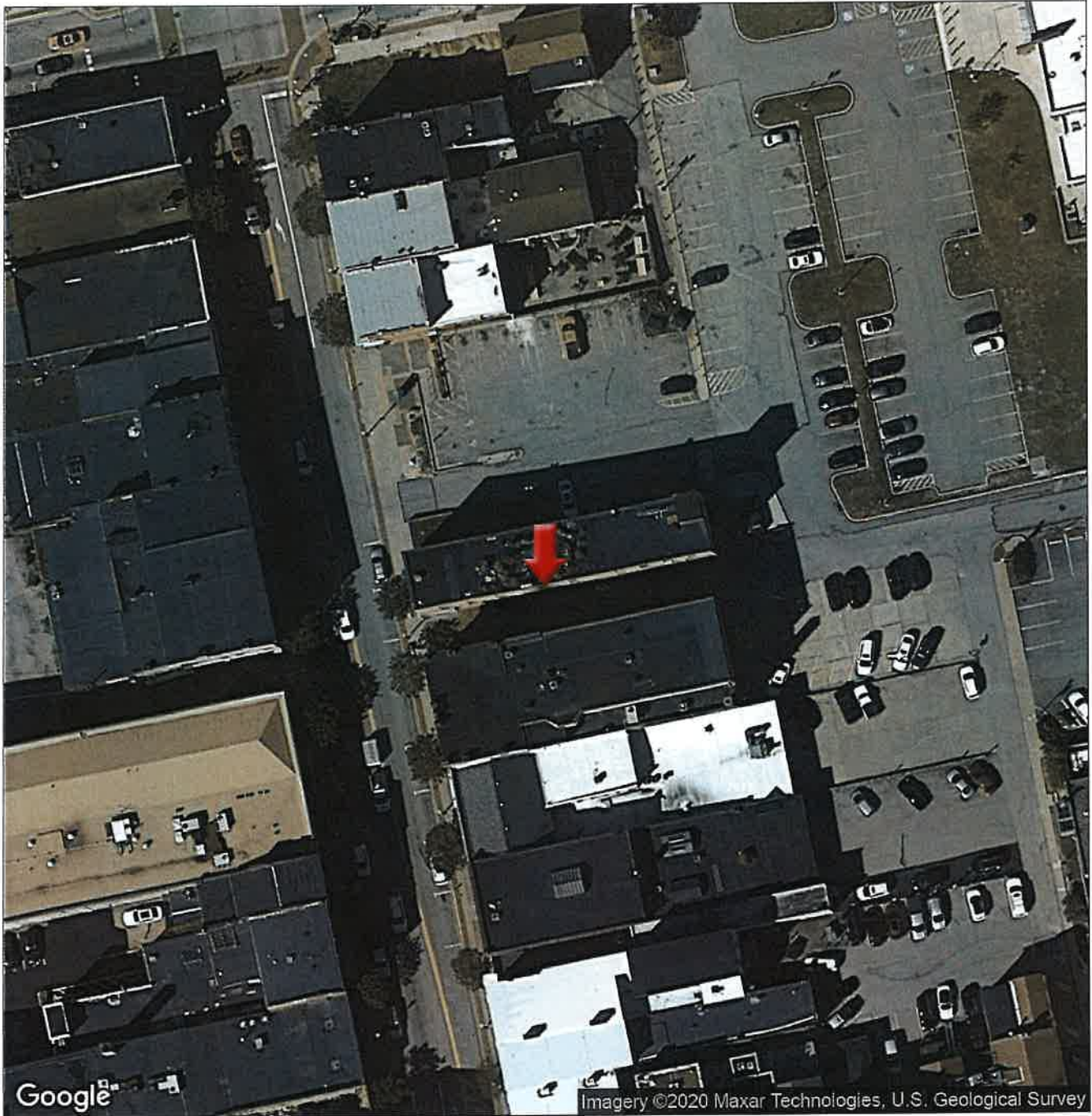
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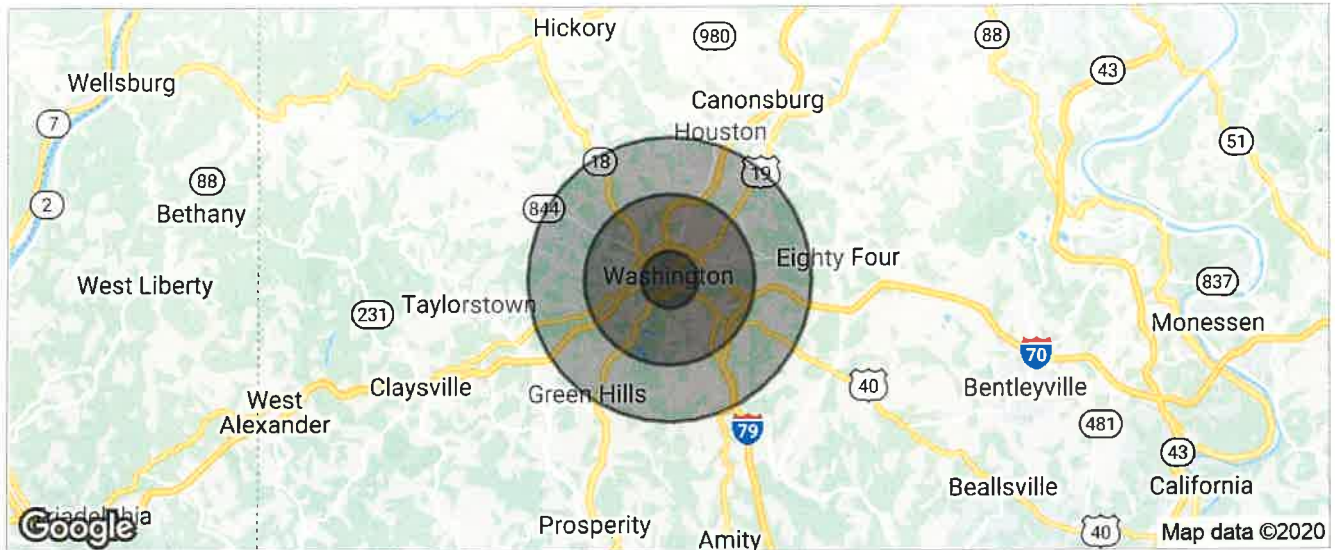
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## RETAIL/OFFICE FOR SALE

# THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	12,875	33,657	51,022
MEDIAN AGE	37.5	41.7	42.7
MEDIAN AGE (MALE)	35.2	39.2	40.7
MEDIAN AGE (FEMALE)	41.4	44.7	45.0
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	5,334	14,552	21,647
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$44,469	\$50,638	\$55,295
AVERAGE HOUSE VALUE	\$133,630	\$146,778	\$154,387
<b>RACE</b>			
% WHITE	75.8%	86.4%	89.6%
% BLACK	20.8%	10.8%	7.9%
% ASIAN	0.5%	0.6%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.1%	0.1%	0.2%
<b>ETHNICITY</b>			
% HISPANIC	0.5%	0.7%	0.9%

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