



Carolyn Domasky & Robert Topper  
 Cell: 724-289-8348 (C) / 724-322-9527 (R)  
 Office: 724-838-3660  
 CarolynDomasky@TPRSold.com /  
 roberttopper@TPRSold.com  
 www.TopperDomasky.com

**BERKSHIRE HATHAWAY**  
HomeServices

The Preferred Realty

**Agent Full**

**Commercial-Industrial-Business**

**201 N Pittsburgh St**



MLS #: **1660916** Status: **Active**  
 Address: **201 N Pittsburgh St**  
 Area: **Connellsville**  
 Postal/Mailing City: **Connellsville**  
 Lease Price:  
 Directions: **Take 119 North or South to Pittsburgh St. Follow to building on the left.**  
 Map#/Block#/Lot#/Info: **05-06-0407**  
 Lot: **0.1582**  
 Lot Desc:  
 Zoning: **COM**  
 For Sale: **Building**  
 For Lease:  
 Business Name:  
 Business Description:

List Price: **\$135,000**  
 County: **Fayette**  
 Zip Code: **15425**  
 State: **Pennsylvania**  
 Lease Per:  
 Acres: **0.16**  
 CIB Type: **For Sale**

**Recent: 08/12/2024 : DECR : \$169,900->\$135,000**



General Information

Office SqFt:	Railroad:	GAI:	Utilities:
Warehouse SqFt:	Freight Elev:	GOI:	Maintenance:
Road Frontage:	Sprinkler Sys:	Vacancy %:	Other Expenses:
Ceiling Height:	Dock:	Taxes: <b>\$9,141</b>	NOI:
Are the Listing Images Digitally Altered/Staged?: <b>Yes</b>			Insurance:

Remarks

**Great investment opportunity! This 3 story commercial building in downtown Connellsville is the ideal addition to your portfolio. Medical offices and similar services occupy a portion of the building with other space available to be leased. The building is located in the heart of town with a great store front possibility along Pittsburgh St.**

Agent Remarks

**USE SHOWINGTIME TO SCHEDULE APPOINTMENTS\*\* SHOWINGS RESTRICTED TO WEDNESDAYS AND EVENINGS AND MUST BE ACCOMPANIED BY LISTING AGENTS.\*\*Taxes and lot sizes are reliable, but not guaranteed, buyer to do own due diligence. PLEASE INCLUDE CAROLYN N DOMASKY, AB068973. WE ARE DESIGNATED AGENTS. Passenger elevator is in operation. There is a freight elevator that is not in operation. There are 2 connected lead rooms. The stairs are considered historic and cannot be altered.**

Features

Type Property: <b>Office</b>	Year Built:
Form of Access: <b>State</b>	Construction: <b>Brick</b>
Parking: <b>/CITY LOT</b>	Insulation:
Traffic Count:	Utilities Avail: <b>Electricity, Gas, Sewer, Water</b>
Show: <b>Appointment With Listor</b>	

Office Information

Value: <b>Assessment Value - \$312,394</b>	Tenant Occ: <b>Yes</b>	Taxes: <b>\$9,141</b>
ENT:	Foreclosure:	Short Sale: <b>No</b>
Seller Consider Concession Y/N:		
Owner: <b>OPPY</b>	Tour Date:	
Contact: <b>Bob</b>	Phone: <b>724-322-9527</b>	
Agent: <b>Robert Topper</b>	Phone: <b>724-322-9527</b>	Cell Phone: <b>724-322-9527</b>
Email: <b>roberttopper@tprsold.com</b>	Tour URL:	
Agent State License #: <b>RS343291</b>	Broker State License #: <b>RB043060C</b>	
List Office: <b>15126 - BERKSHIRE HATHAWAY THE PREFERRED REALTY</b>	Phone: <b>724-838-3660 ext.624</b>	
List Date: <b>07/01/2024</b>	Expire Date: <b>06/30/2025</b>	Pending Date:
Tour URL:		
Video Tour URL		

**Monday, August 12, 2024**

**4:26 PM**

**Requested By: Robert Michael Topper**