

FOR SALE BY AUCTION

1600 Grand Blvd. Monessen, Westmoreland County, PA

Commercial Building for Sale

AUCTION

**RIC'S KUSTOM POLISHING
REAL ESTATE & EQUIPMENT
LIVE & ONLINE**

**Saturday, August 17, 2024
Doors Open at 8AM Auction begins at 10AM
3,000 SF +/- Approx. One Ac.**

1600 GRAND BLVD. - MONESSEN, PA 15062

Offered by Edward J. Lewis, Inc.
Db, Hartland Auctioneers
www.hartlandauctions.com
Dean Gearhart, Auctioneer
PA License # AU002918L, AY000190L
724-713-6394

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Edward J. Lewis, Inc.
330-746-6581



Location:

The site is located in a desirable residential/commercial hilltop area of Monessen at the intersection of Grand and Parente Boulevards fronting Parente 266 feet with a depth of approximately 123 feet.

Overview:

- Built in 1960 and containing approximately 3,000 square feet.
- Real Estate Taxes for Year 2024 = \$3,840.38.
- Exterior construction consists of cement board and vinyl covered walls.
- Gable roof with shingle.
- Interior construction consists of drywall, marlite and paneled walls.
- Carpet, tile, concrete floors and suspended tile ceilings with LED and fluorescent lighting throughout the building.
- The interior contains a reception area, office, bathroom and janitor's closet.
- Approx. 1,000 square feet of the indoor space is heated/cooled by an electric forced air furnace w/central air conditioning. Condition unknown.
- Approx. 1,500 square feet is accessed by two 10' x 13' overhead insulated doors.
- Electrical service is three phase 225 Amp with 300 sub-feed.
- Monitored security system.

Condition:

Access to the restroom is through a very narrow hallway and would need alternative access if a handicapped accessible bathroom is required for occupancy permit.

CONTACT: Edward J. Lewis, Inc. (330) 746-6581
27 S. Hazel Street
Youngstown, OH 44503
Scott Lewis, PA License # RM062006A
Email: slejl@sbcglobal.net

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ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED 07/26/24