

SALE OFFICE

35 E. PITTSBURGH STREET
GREENSBURG, PA 15601



HIGHLIGHTS

- Owner Operator or Investment Opportunity; property consists of two buildings (10,000 +/- sf and (2,700 sf); great location extremely close to the Westmoreland County Courthouse
- Zoning (C-2) allows for redevelopment into a residential conversion, retail, or mixed use
- Extremely rare on-site parking lot consisting of approximately 15 spaces)
- Current layout consists of many single office units
- Owner willing to lease back 2nd floor

- Traffic Count: 8,336 +/- vehicles per day - Walk Score: 84
 - Taxes: \$9,642 - Zoning: C-2
 - Parcel ID: 10-02-15-3-030 & 10-02-15-3-048

- SALE PRICE: ~~\$650,000~~ \$550,000

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2023 Population | 14,183 | 45,570 | 72,892 |
| Avg. HH Income | \$62,297 | \$73,277 | \$74,801 |
| Median Age | 42 | 45 | 46 |



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