

# SALE MIXED USE

320 S. PENNSYLVANIA AVENUE  
GREENSBURG, PA 15601



Brad Ring • Agent • 412-261-6532 x224 • [brad@prudentialrealty.com](mailto:brad@prudentialrealty.com)

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • [PRUDENTIALREALTY.COM](http://PRUDENTIALREALTY.COM)

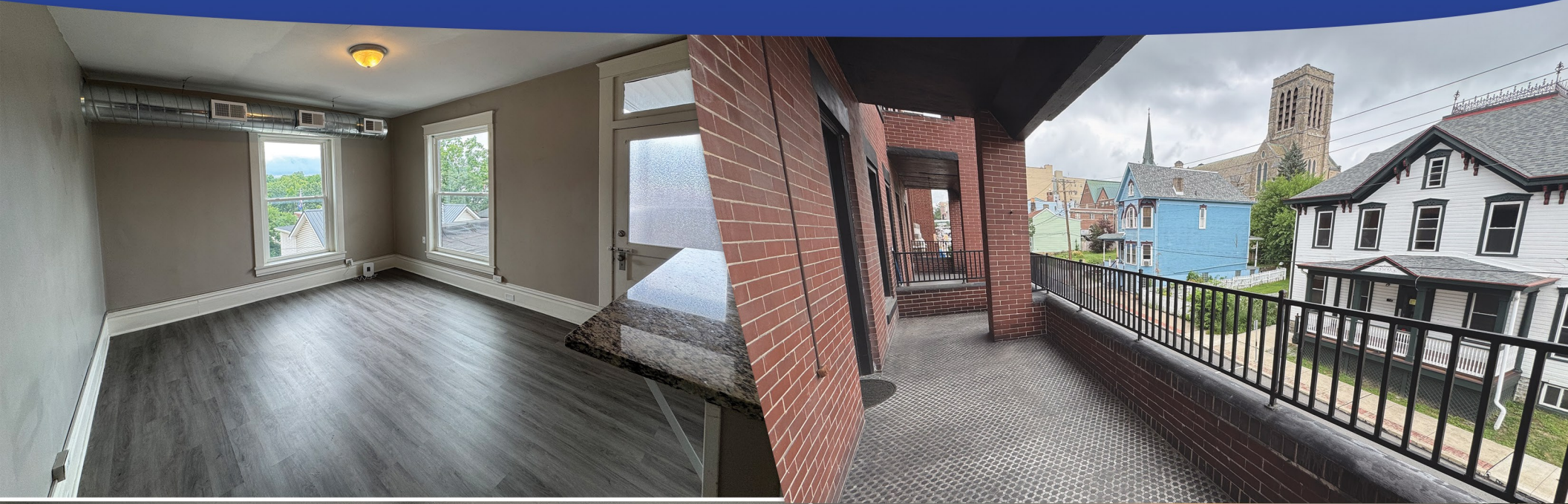


### OFFERING SUMMARY

- Mixed used property in the heart of Greensburg PA. Property consists of two retail suites and five fully renovated apartments. Situated in a walkable vibrant urban corridor, the property features (4) three-bedroom (1) bath and (1) two-bedroom (1) bath suites.
  - All apartment units have been thoughtfully, modernized with high-end finishes, including granite countertops, stainless steel appliances, in unit, washers, and dryers, and central air conditioning.
  - Two retail units offer substantial value add for an investor or prime space for an owner user
  - Abundant parking located within close walking distance
  - **Location:** Ideally, located just steps from downtown, amenity such as the courthouse, post office, shops, restaurants, Seton Hill University, and the Amtrak train station – making it highly desirable to working professionals, students, and long-term renters alike.
  - **Visibility:** High traffic street frontage with prominent signage potential on extremely desirable Pennsylvania Avenue
  - **Building Size:** 16,000 +/- square feet
  - **Zoning:** C-2                      • **Taxes:** \$6,360                      • **Occupancy:** 59% (actuals)
  - **Cap Rate:** 9.83% (pro-forma) & 6.67% (actuals)
- VACANT SPACES:** Ideal for professional offices, retail/service providers, or creative mixed-use tenants
- **SALES PRICE: \$825,000**







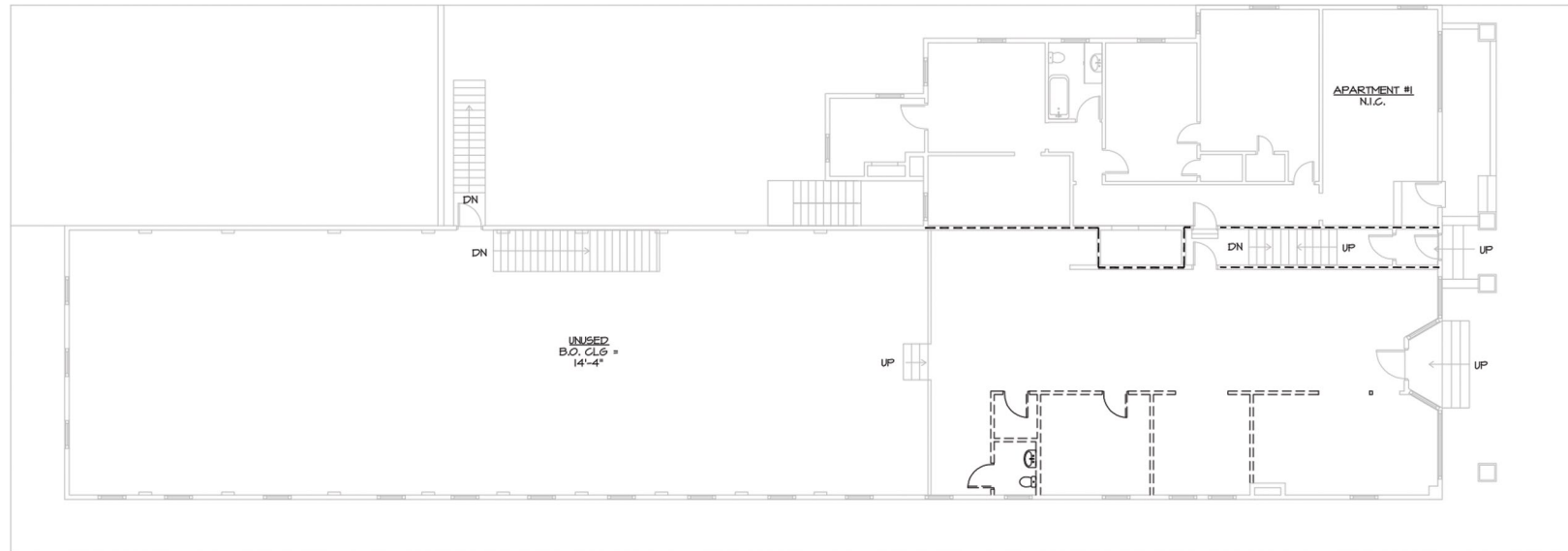


Westmoreland  
Courthouse

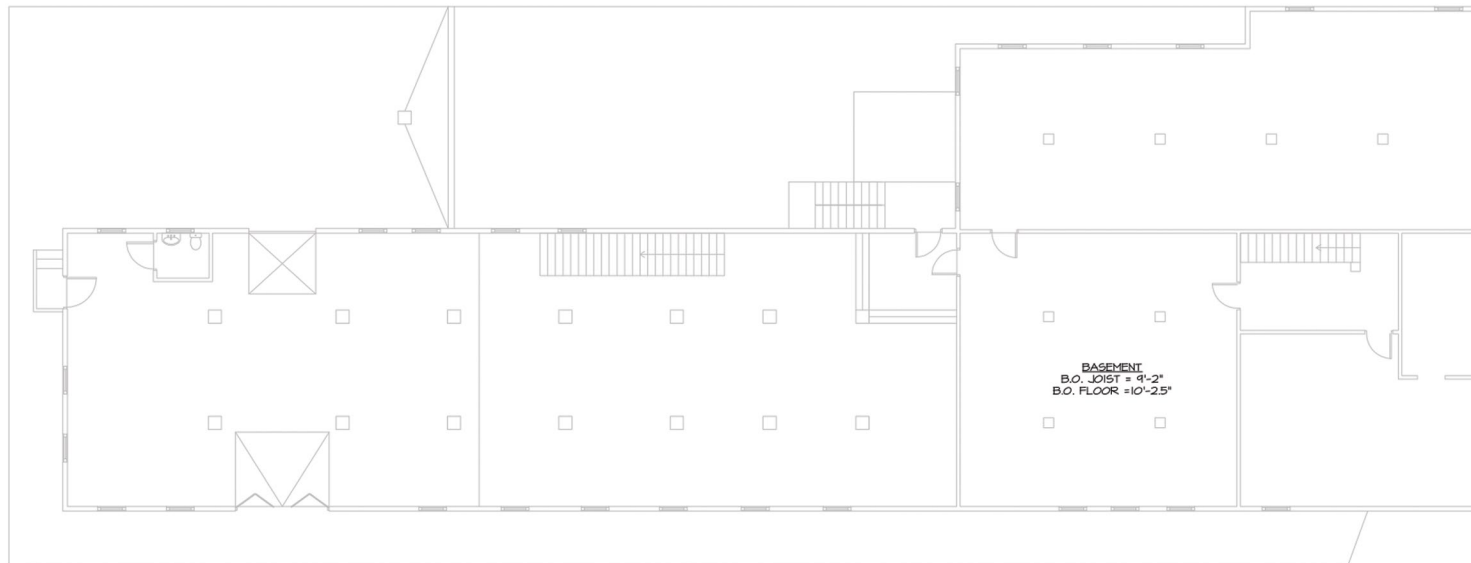
Site Location







**2 FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8"=1'-0"



**4 BASEMENT DEMOLITION PLAN**  
SCALE: 1/8"=1'-0"