

# SALE MIXED USE

320 S. PENNSYLVANIA AVENUE  
GREENSBURG, PA 15601



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## 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 in 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

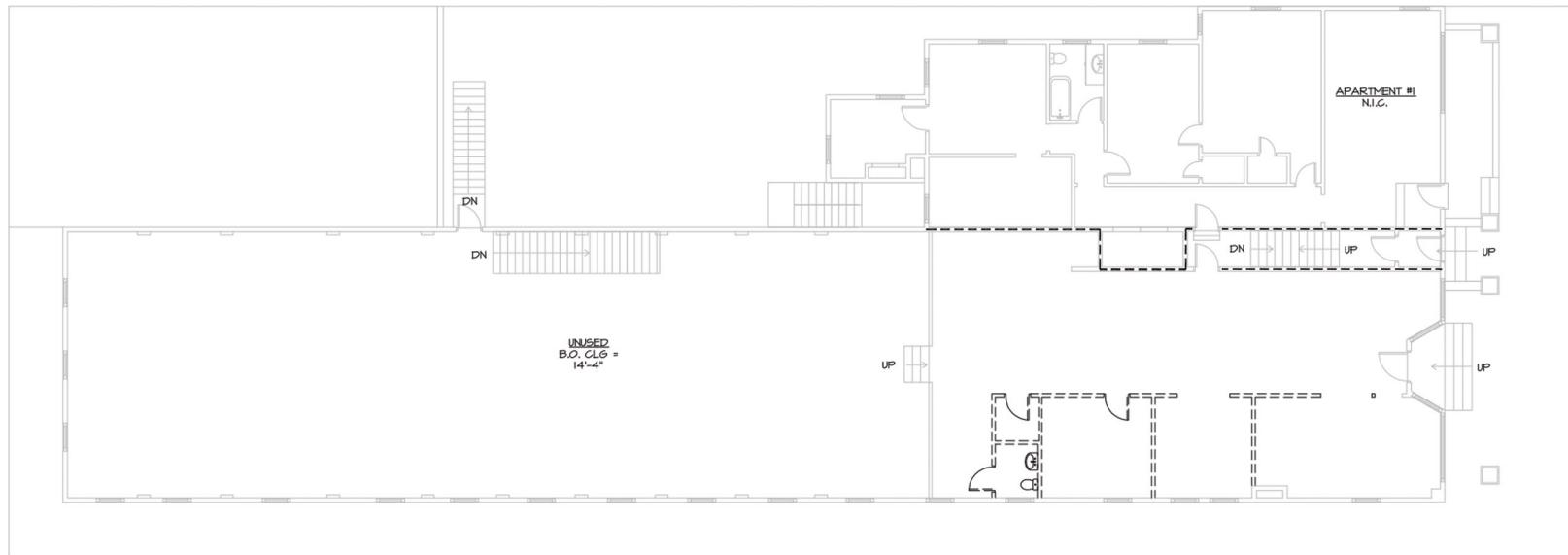




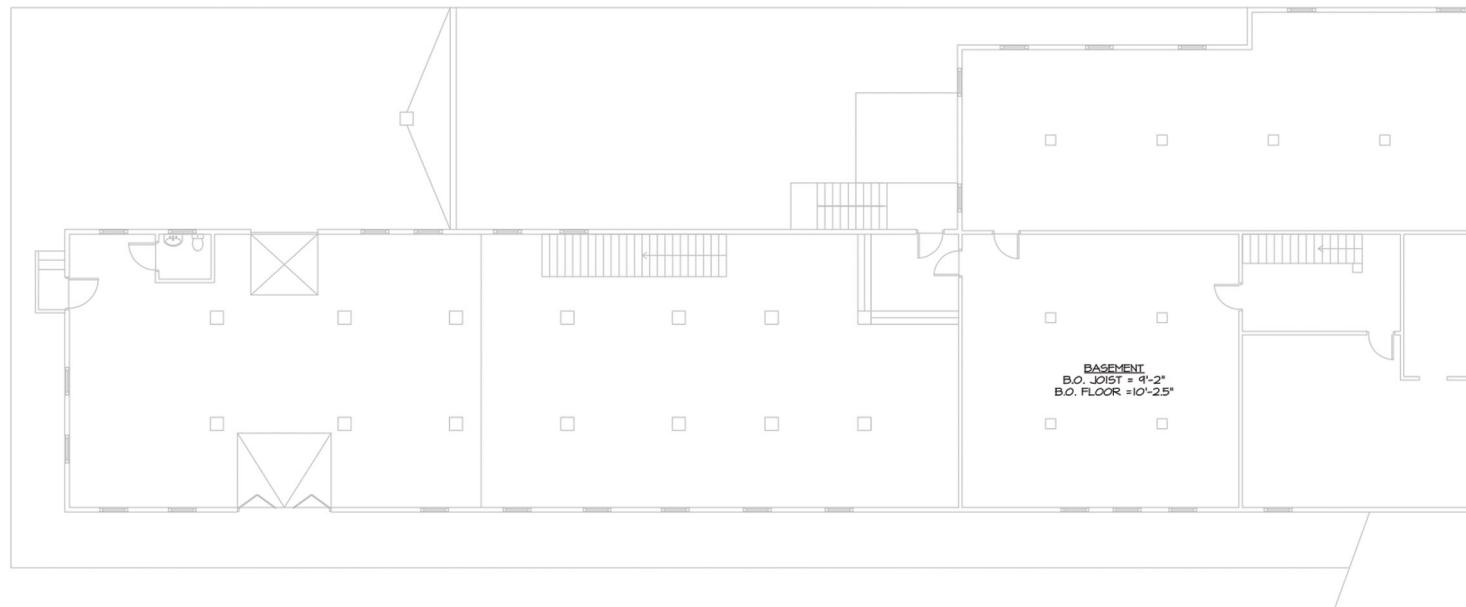
Westmoreland  
Courthouse

Site Location





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



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