

SALE INVESTMENT

132 S. Pennsylvania Ave., Greensburg, PA 15601



HIGHLIGHTS

- Completely renovated three story building located on Pennsylvania Avenue in the heart of Downtown Greensburg's Shopping District. Within short walking distance to Westmoreland County Courthouse. Within close proximity to Seton Hill University, Westmoreland Hospital, and various other retail and professional office spaces.
 - Size of building: 9,600 +/- sq.ft.
 - Occupancy Rate: 100%
 - Abundant amount of on street parking w/ public lots in close proximity
 - Zoning: C2
 - Traffic Count: 9,861 +/- vehicles per day
 - Current tenants include:
 - 1st Floor (2nd Nature Creations)
 - 2nd Floor (1 two bedroom apt. & 1 three bedroom apt)
 - 3rd Floor (1 two bedroom apt. & 1 three bedroom apt)
- NOI: \$46,476 | CAP: 8.45% | Taxes: \$5,912

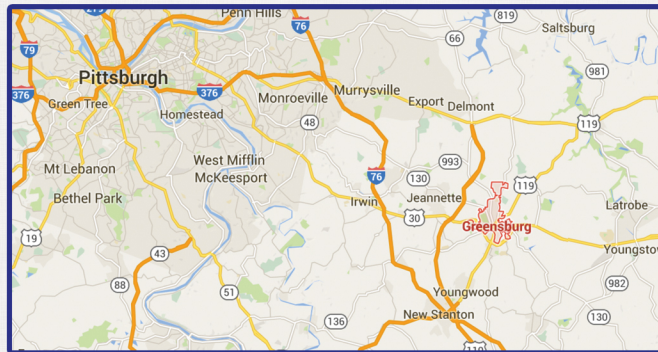
ASKING PRICE: **\$550,000**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	13,581	44,967	73,902
Med. HH Income	\$39,935	\$52,646	\$54,666



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