

SALE REDEVELOPMENT

238 W. OTTERMAN ST. GREENSBURG, PA 15601



POTENTIAL FACADE IMPROVEMENT



DEMOGRAPHICS

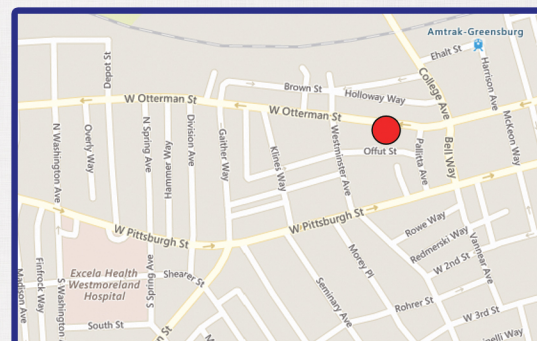
	1 Mile	3 Mile	5 Mile
2017 Population	12,971	46,108	74,340
Med. HH Income	\$40,080	\$53,413	\$54,961

HIGHLIGHTS

- Prime redevelopment opportunity located across the street from the newly constructed Seton Hill Visual Arts Center in downtown Greensburg; only a couple blocks away from the Westmoreland Hospital and Westmoreland County Courthouse
- Potential for up to 10 on-site parking spaces; city parking located across the alley
- Open floor plan
- Traffic Count: 7,573+/- vehicles per day
- Zoning: C-2 | Taxes: \$5,650
- Size of building: 10,000 +/- square feet

ASKING PRICE:

- \$229,000



CONTACT:
 Brad Ring
 Commercial Brokerage
 412.261.6532 x224
 brad@prudentialrealty.com

PRC Commercial
 3700 South Water Street
 Suite 105
 Pittsburgh, PA 15203
 www.prudentialrealty.com

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