

# SALE REDEVELOPMENT

136 S. Pennsylvania Avenue., Greensburg, PA 15601



## HIGHLIGHTS

- Turn of the century building located in the heart of Downtown Greensburg's Historic Shopping District. Within 1 block of the Westmoreland County Courthouse, various restaurants, and numerous retail outlets.
- 4,000 +/- s.f. of retail
- Approved architectural drawings of 8 studio and 4 one bedroom apartments on 2nd & 3rd floor
- Public/leased parking lot located within close proximity
- Size of building: 12,990 +/- sq.ft.
- Zoning: C2
- Taxes: \$6,158

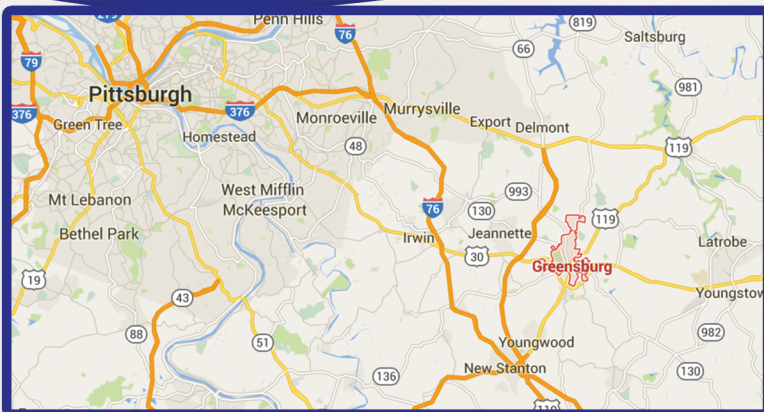
ASKING PRICE: ~~\$399,000~~

REDUCED PRICE: \$289,000

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	13,369	45,431	74,061
Med. HH Income	\$40,368	\$52,816	\$54,661

## POTENTIAL FACADE IMPROVEMENT



**PRC**  
COMMERCIAL

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