

# SALE INVESTMENT

12 E. Otterman Street, Greensburg, PA 15601

## HIGHLIGHTS

- Updated three story mixed-use building located on E. Otterman Street. 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.
- Public/leased parking lot located in rear of building
- Great opportunity for an Owner/User to buy an income producing property
- Zoning: C2
- Traffic Count: 9,506 +/- vehicles per day
- Size of building: 7,500 +/- sq.ft.
- Taxes: \$3,971.15 NOI: \$37,928 (pro forma)

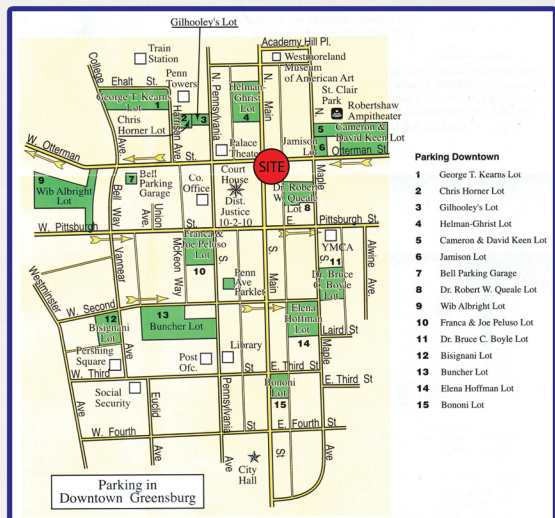
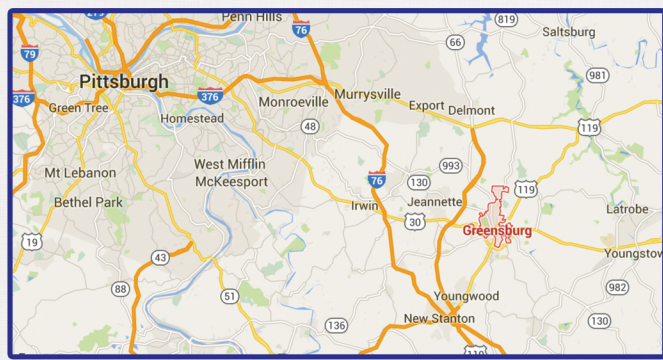
ASKING PRICE: **\$229,000**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	13,532	45,300	73,889
Med. HH Income	\$39,815	\$53,174	\$55,085



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