

# SALE OFFICE

17 LLOYD AVENUE, LATROBE, PA 15650



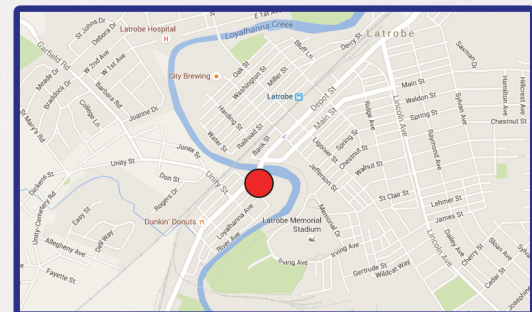
## HIGHLIGHTS

- Former Westmoreland County Community College education facility. Two story office building located in the heart of Historic Latrobe. Within minutes to Arnold Palmer Regional Airport.
- Site size: approximately .68 acres
- Traffic Count: 17,000 +/- vehicles per day
- Size of building: 25,780 +/- square feet
  - ADA accessible w/ elevator
  - 3 offices | 8 classrooms | 2 computer labs | 1 chem lab
- Lot & Block: 15-03-10-0-487 & 15-03-10-0-022
- Zoned: I-2 (General Industry)

- ASKING PRICE: \$442,690

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	8,656	21,578	35,910
Med. HH Income	\$45,451	\$45,212	\$50,657



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