

SALE OFFICE

135 W. PITTSBURGH STREET
GREENSBURG, PA 15601



Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

OFFERING SUMMARY

Located in the heart of Downtown Greensburg, this property presents a rare opportunity to acquire a well-maintained professional office building in one of Westmoreland County's most established business districts. This attractive historic brick building offers approximately 2,400 square feet of professional office space across two floors and includes the significant advantage of eight dedicated on-site parking spaces!

Formerly occupied as an attorney's office, the property is ideally suited for a variety of professional users including legal, medical, financial, insurance, consulting, accounting, and other office-oriented businesses. Its efficient layout and professional appearance allow for immediate occupancy while also providing flexibility for future customization based on a buyer or tenant's operational needs.

The property's location offers exceptional convenience, situated just blocks from the Westmoreland County Courthouse and surrounded by numerous government offices, businesses, restaurants, financial institutions, and other professional services. With an estimated 8,597 vehicles per day traveling along West Pittsburgh Street, the property also benefits from excellent visibility and accessibility.

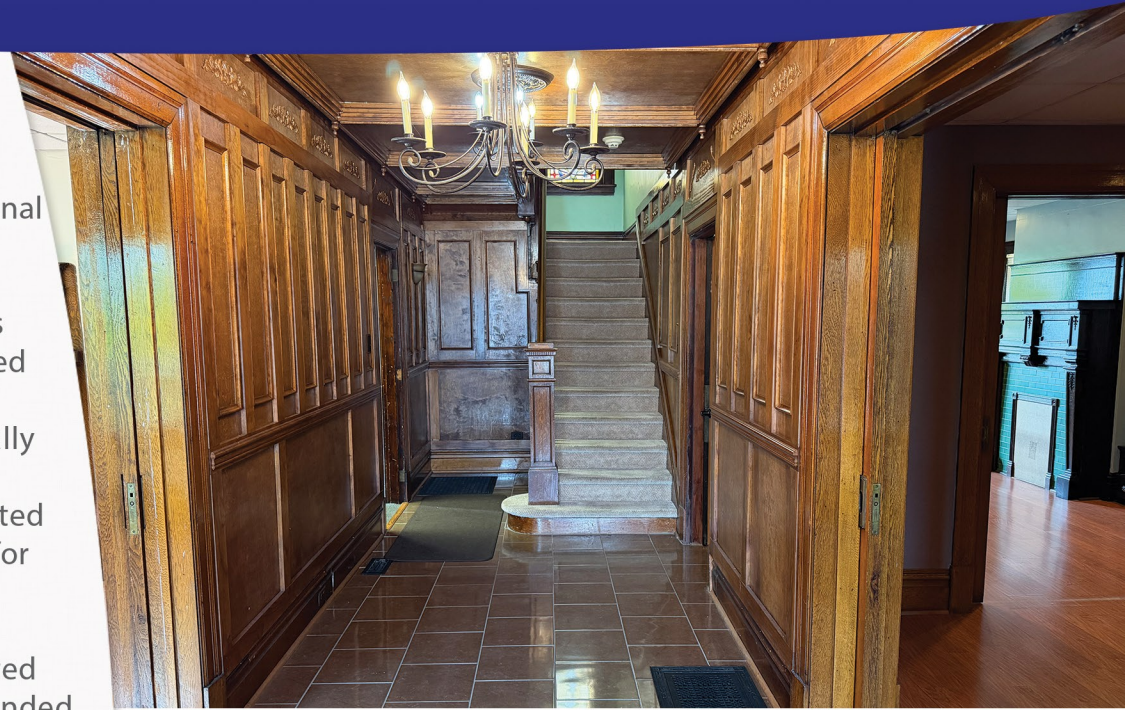
HIGHLIGHTS

- Building Size: 2,400± square feet
- Configuration: Two-story building with approximately 1,200± square feet per floor; also includes third floor for storage w/ full bathroom
- Construction: Historic brick building with classic architectural character
- Parking: Eight dedicated on-site parking spaces

- Lot & Block: 10-02-15-0-288
- Taxes: Approximately \$5,015

- Zoning: C-2

- **LEASE RATE:** \$2,500 per month + utilities
- **SALES PRICE:** \$425,000







Seton Hill
University

County
Courthouse

Site Location

