



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR SALE

Professional Building

226 S Maple Avenue, Greensburg, PA 15601

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YOUNG**

Building Information

226 S Maple Ave

Sale Price \$600,000

Location Information

Building Name:	Professional Building
Street Address:	226 S Maple Ave
City, State, Zip:	Greensburg, PA 15601
County:	Westmoreland
Parcel ID:	10-04-03-2-031
Zoning:	"C-2" Business District
Nearest Highway:	1 mile from US-30
Nearest Airport:	17-minute drive from Arnold Palmer Regional Airport (9.5 miles)

Building Information

Building Size:	23,838 SF
Lot Size:	13,274 SF (0.305 Acres)
Year Built:	1940
Year Last Renovated:	2005
City Code:	Compliant
Occupancy %:	0.0%
Tenancy:	Multiple
Frontage:	106' on South Maple Ave & 126.5' on Third Street
On-Site Parking:	Parking for 4 cars
Off-Site Parking	Parking for 44 cars Existing In-Place Income

Exterior Description

Foundation:	Poured Concrete
Exterior Walls:	Brick veneer with decorative ribbed aluminum inserts
Roof:	Rubber membrane roof on metal deck
Windows:	fixed sash in anodized metal frame with insulated glass

Mechanical Systems

Electrical:	1-1200 AMP electric service entrance 3 Phase 4 Wire. 208Y/120
Water:	1-80 gallon electric water tank
HVAC:	Heat and air conditioning are by electric heat pump
Safety:	Emergency lighting, fire & burglar alarm



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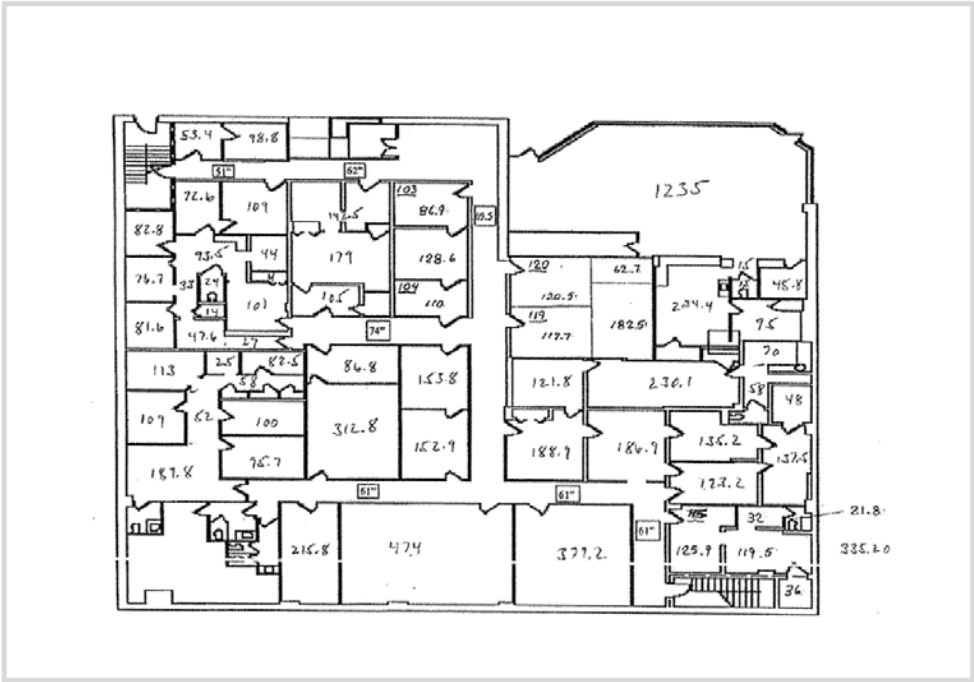
Ty Gradwell
Associate
D 412 944 2134
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Building Layout

226 S Maple Ave

Lower Level

Floor Size:	11,893 SF
Use:	Entry, reception area, offices, board room, kitchenette, & mechanical room
Ceiling Height:	7'8" - 12'
Ceilings:	Suspended track
Restrooms:	5
Floors:	Vinyl, ceramic tile, terrazzo tile & carpet
Walls:	Plaster, marlite and paneled walls



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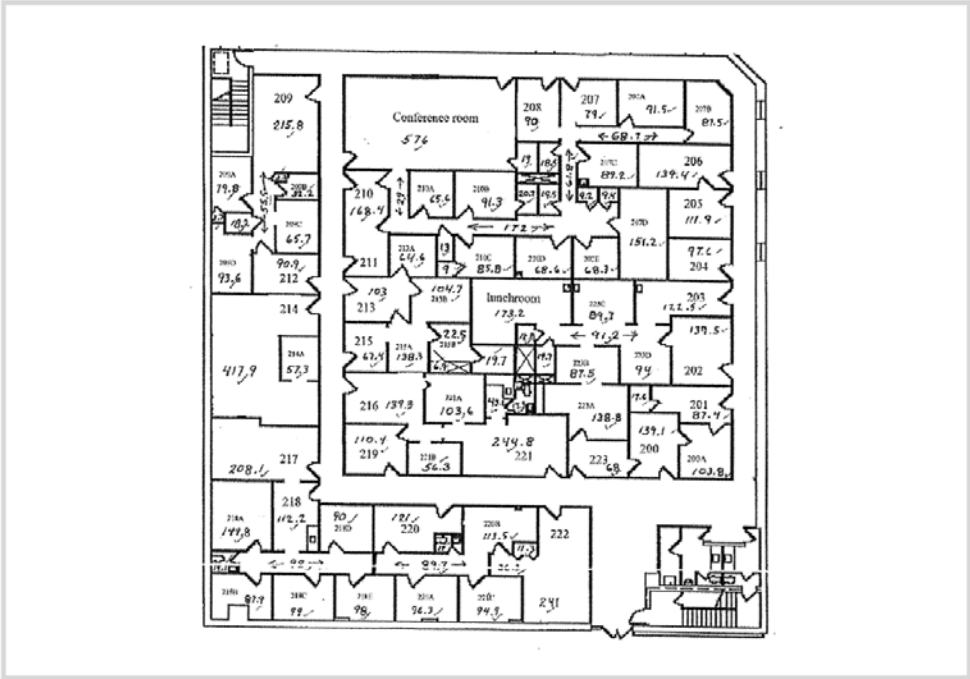
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Upper Level

Floor Size:	11,945 SF
Use:	Large reception area, offices & kitchenette
Ceiling Height:	7' - 12'
Ceilings:	Suspended track and plaster
Restrooms:	2
Floors:	Slate, carpet, ceramic tile, & vinyl
Walls:	Plaster, drywall, ceramic tile & wall board



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Off-Site Parking Lot

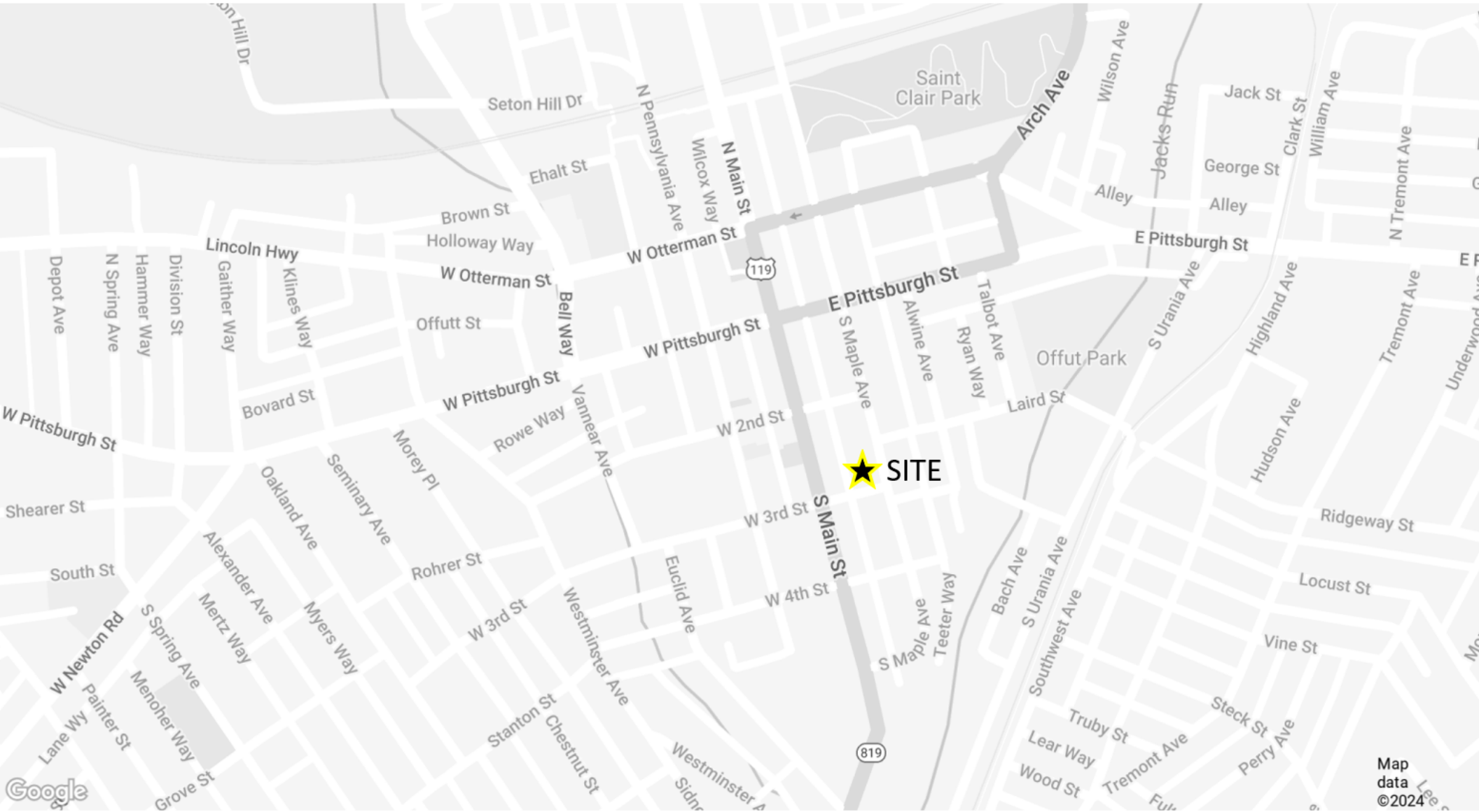
226 S Maple Ave

Additional Information

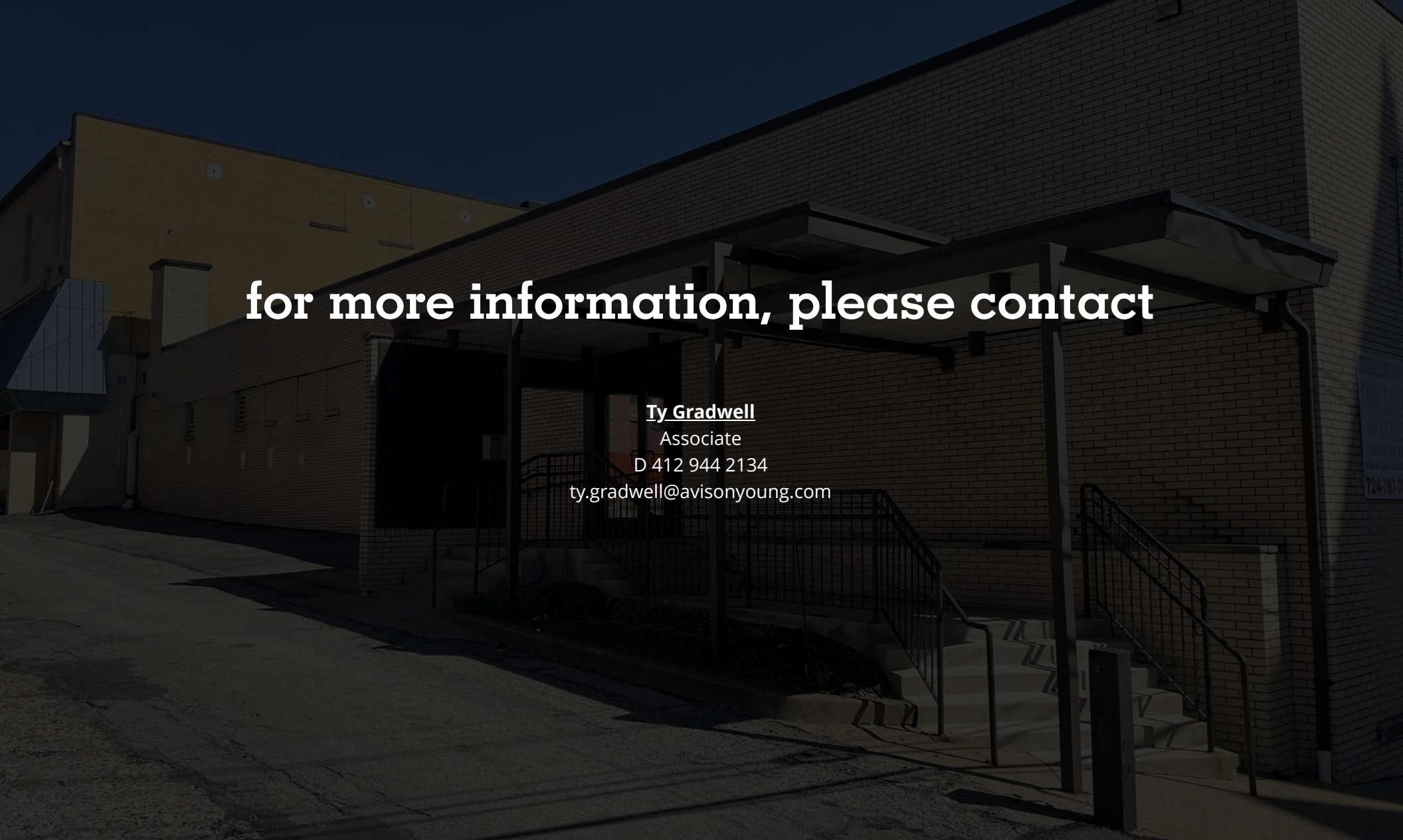
Parking:	44 spaces
Lot Size:	16,065 SF (0.3688 acres)
Location Information:	Walking distance to building
In Place Income:	Existing parking leases



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for more information, please contact

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