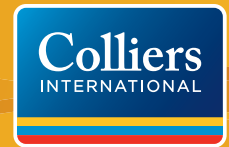


FOR SALE

114 South Main Street

GREENSBURG, PA 15601



PRICE REDUCED AGAIN!



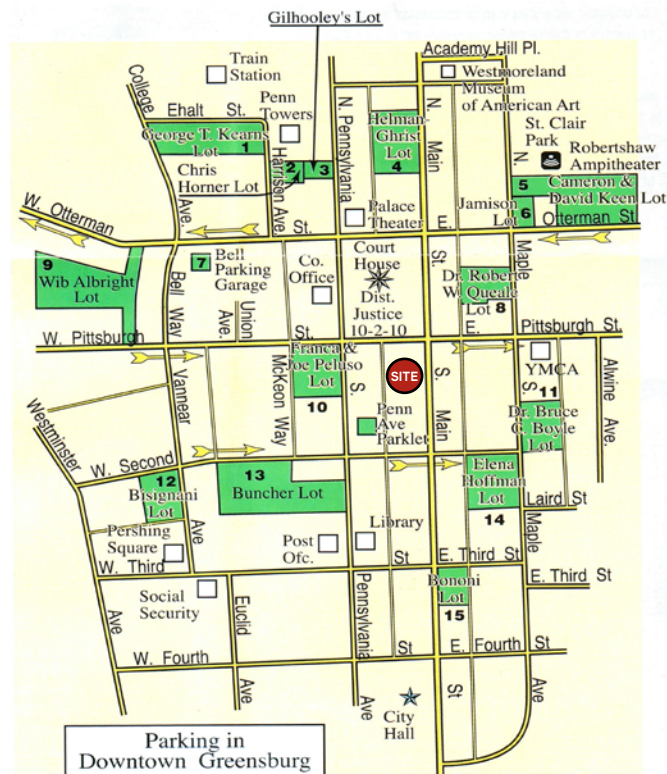
Opportunity

- › Redevelopment / conversion of a 42,840 SF four (4) story + basement structure
- › Building can be delivered vacant
- › Approvals in place from City's Historic & Architectural Review Board to insert windows facing Main Street in conjunction with conversion to student housing.
- › Preliminary design, construction costs and schedule available for 18 apartments / 51 beds on upper 3 floors.
- › Conversion to other uses possible; former Royers department store
- › Several nearby parking garages and lots

Basics

- › Tax Parcel ID: 10-04-03-2-001
- › Taxes: \$20,563
- › Zoned: C2 / Business
- › Appraised May, 2015 @ \$775,000
- › Fully sprinklered
- › Elevator (basement to 3rd floor)
- › 1200 amp - 120 / 240 electric service

Asking \$550,000



Parking Downtown

- 1 George T. Kearns Lot
- 2 Chris Horner Lot
- 3 Gilhooley's Lot
- 4 Helman-Ghrist Lot
- 5 Cameron & David Keen Lot
- 6 Jamison Lot
- 7 Bell Parking Garage
- 8 Dr. Robert W. Queale Lot
- 9 Wib Albright Lot
- 10 Franca & Joe Peluso Lot
- 11 Dr. Bruce C. Boyle Lot
- 12 Bisignani Lot
- 13 Buncher Lot
- 14 Elena Hoffman Lot
- 15 Bononi Lot

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Notes

- › Located on Seton Hill University bus loop
- › Great location at “Main and Main” near Westmoreland County Courthouse
- › Plenty of amenities within walking distance
- › Off street parking for 5 vehicles

Contact Us

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Possible redevelopment scheme



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

