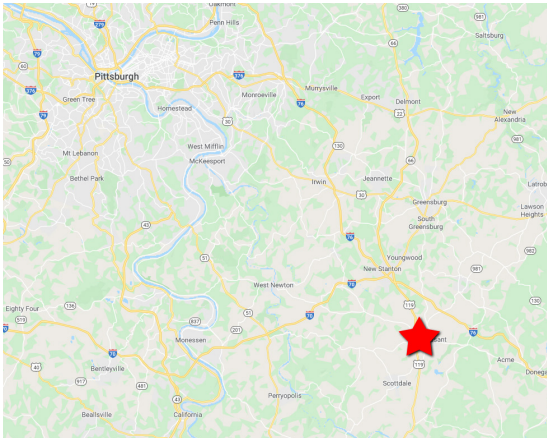


525 WEST MAIN STREET

Mt Pleasant, PA 15666 | Westmoreland County

ICONIC OFFICE BUILDING

FOR SALE FOR LEASE



CONTACT

Meagan Moore

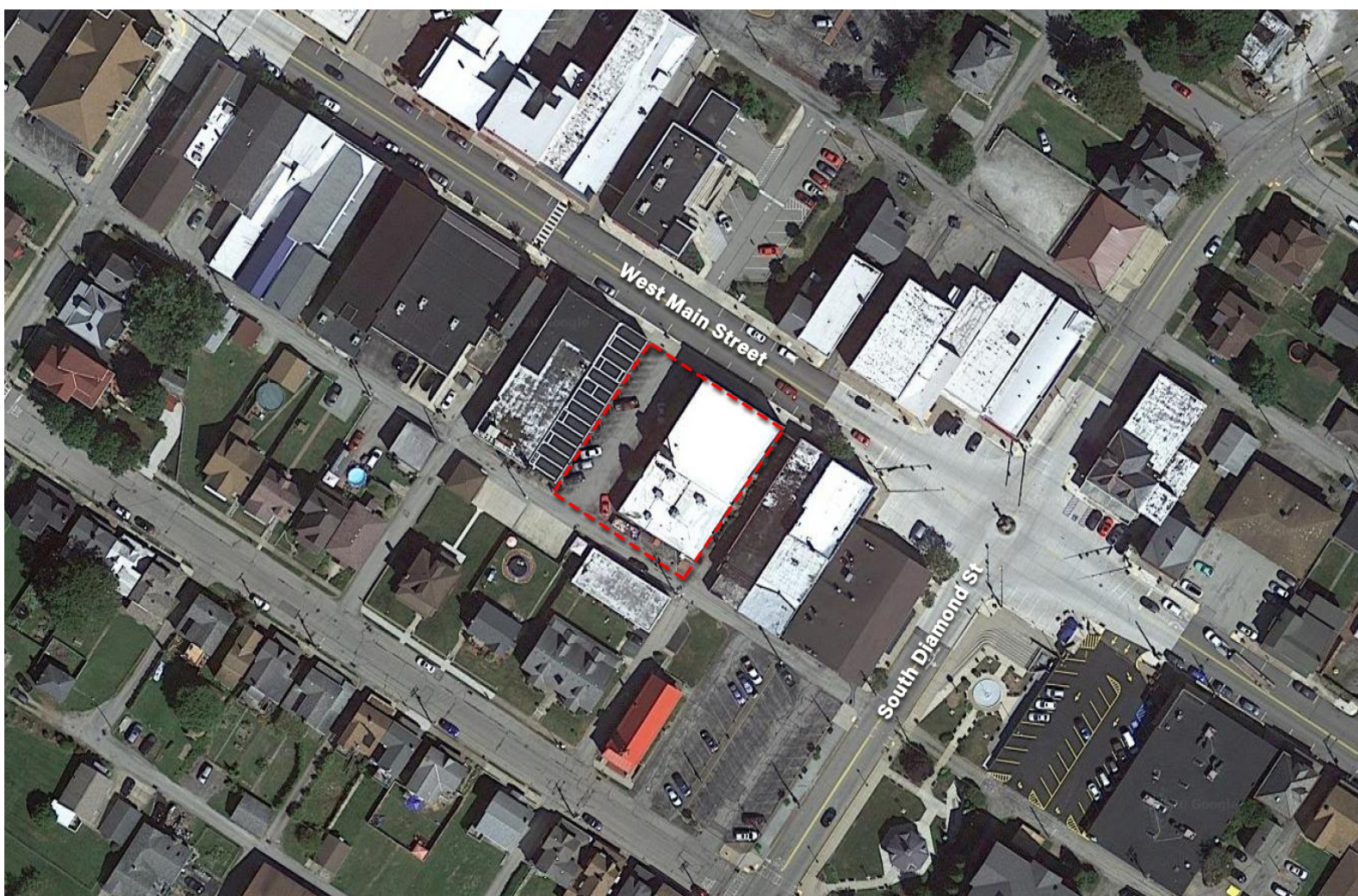
mmoore@HannaLWE.com

412.261.2200



- Iconic and stately building in the heart of Mt. Pleasant
- 16,830 SF renovated office building with private parking lot
- 1st floor built out for ADA compliant medical offices
- 2nd floor: executive offices
- Total building available for lease 16,830 SF - subdividable to 2,500 SF
- \$13.00 per SF + utilities and janitorial
- Individually zoned HVAC systems; 400amp service
- Newer EPDM roof with warranty
- Zoned B-1 in Mt. Pleasant-flexible uses.
- Seller may finance all or a portion of sales price.
- 2 parcels: 21-01-140-430 & 21-01-140-430
- Parking lot with 22+ spaces
- \$842,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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