

SHARPSBURG OFFICE & RETAIL BUILDING  
**FOR SALE OR LEASE**  
1045 CANAL STREET, SHARPSBURG, PA 15215



## PROPERTY FEATURES:

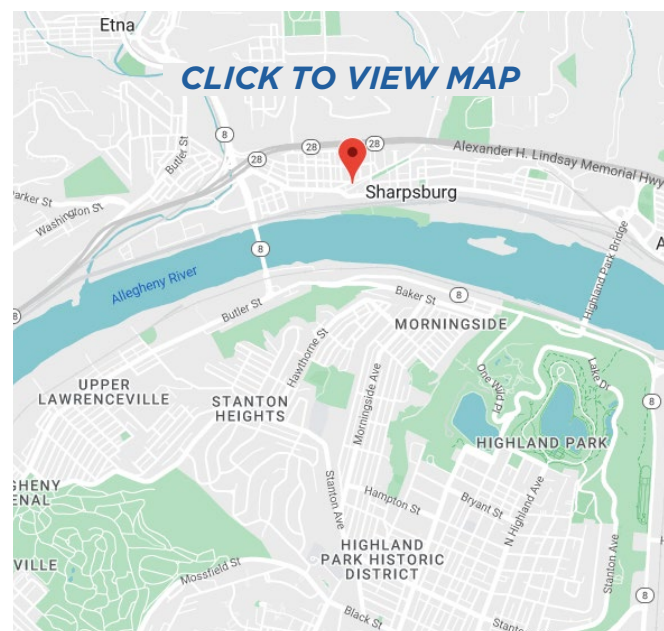
- **Sharpsburg Office Building For Sale or Lease**
- 6,000 SF Building Available with suites ranging from 200 to 2,104 SF
- Individual office suites available at \$400/month
- New ownership - complete building renovation completed
- Private 14+ space parking lot in rear
- Loading opportunities with dock & drive-in available
- Join the 200+ local businesses nearby
- Located in the up-and-coming neighborhood of Sharpsburg that has seen major recent growth

**CONTACT:**

**MICHAEL CONNOR, SIOR**

mconnor@hannalwe.com

412 261 2200



**HANNA LANGHOLZ WILSON ELLIS**

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

[HANNALWE.COM](http://HANNALWE.COM)

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.



SHARPSBURG OFFICE & RETAIL BUILDING  
**FOR SALE OR LEASE**  
1045 CANAL STREET, SHARPSBURG, PA 15215



## RENOVATIONS RECENTLY COMPLETED!



CONTACT:  
**MICHAEL CONNOR, SIOR**  
mconnor@hannalwe.com  
412 261 2200

**HANNA LANGHOLZ WILSON ELLIS**  
ONE PPG PLACE, SUITE 1640  
PITTSBURGH, PA 15222  
[HANNALWE.COM](http://HANNALWE.COM)

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.



# 1045 N CANAL STREET

SHARPSBURG, PA 15215



## SHARPSBURG

### DEMOGRAPHIC SNAPSHOT: 3 MILE RADIUS



**46,774**

POPULATION



**\$85,005**

AVERAGE HOUSEHOLD INCOME



**62,761**

DAYTIME  
POPULATION



**\$191,910**

MEDIAN HOME VALUE



**7,124**

BUSINESSES



**\$1,304,376,600**

CONSUMER SPENDING

#### CONTACT:

**MICHAEL CONNOR, SIOR**

mconnor@hannalwe.com

412 261 2200

**HANNA LANGHOLZ WILSON ELLIS**

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

[HANNALWE.COM](http://HANNALWE.COM)

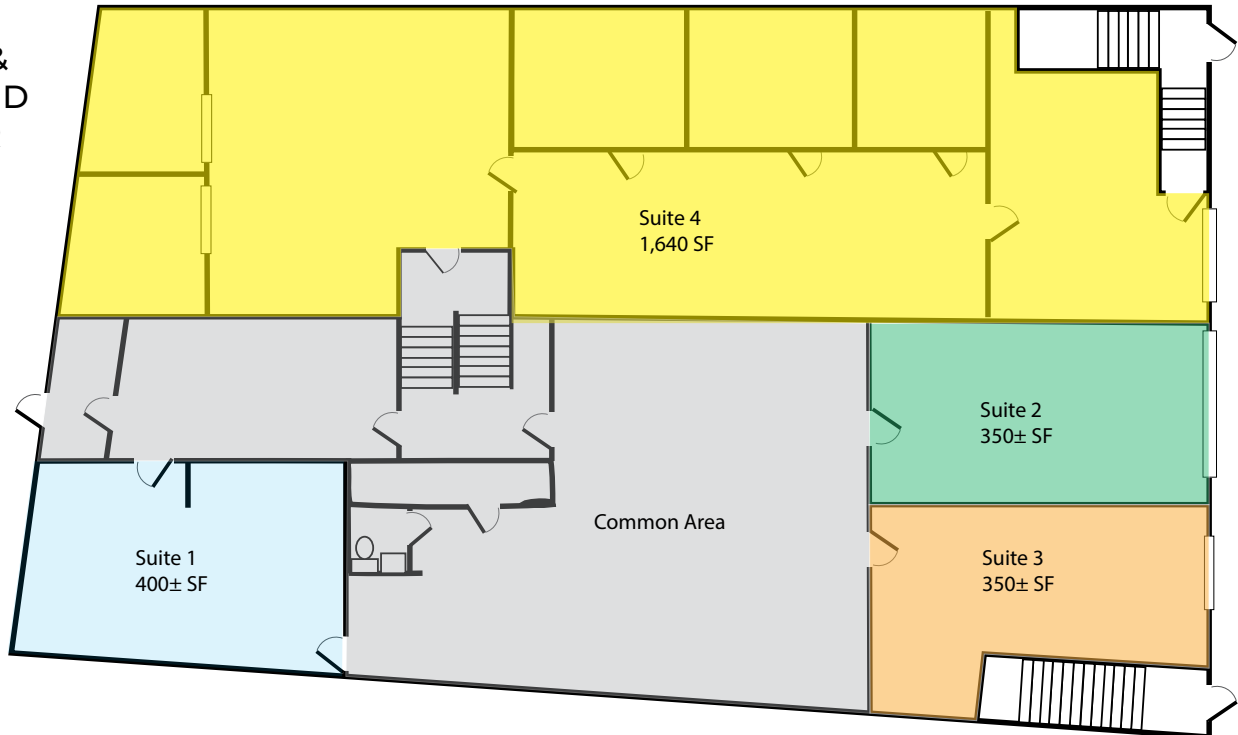
All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without 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.

# 1045 N CANAL STREET

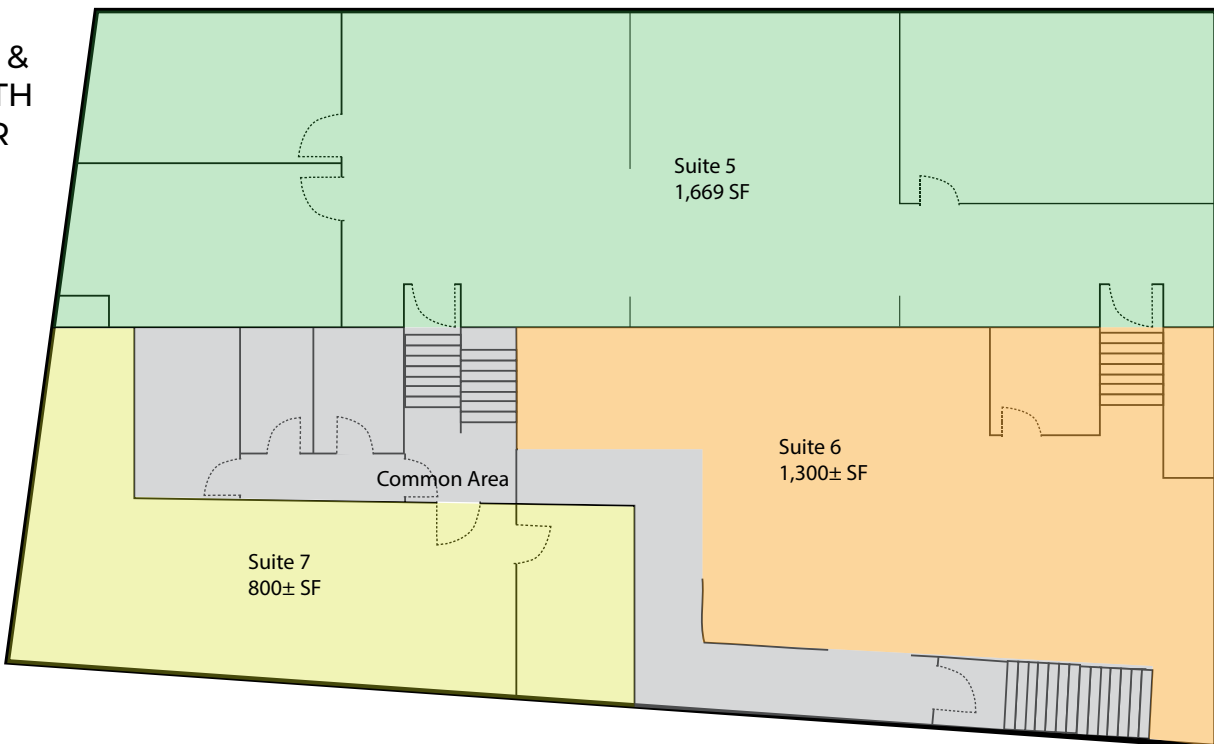
SHARPSBURG, PA 15215



## FIRST & SECOND FLOOR



## THIRD & FOURTH FLOOR



CONTACT:  
**MICHAEL CONNOR, SIOR**  
mconnor@hannalwe.com  
412 261 2200

**HANNA LANGHOLZ WILSON ELLIS**  
ONE PPG PLACE, SUITE 1640  
PITTSBURGH, PA 15222  
[HANNALWE.COM](http://HANNALWE.COM)

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.