

PROPERTY FOR SALE

205 SOUTH MAIN STREET, SHARPSBURG, PA 15215



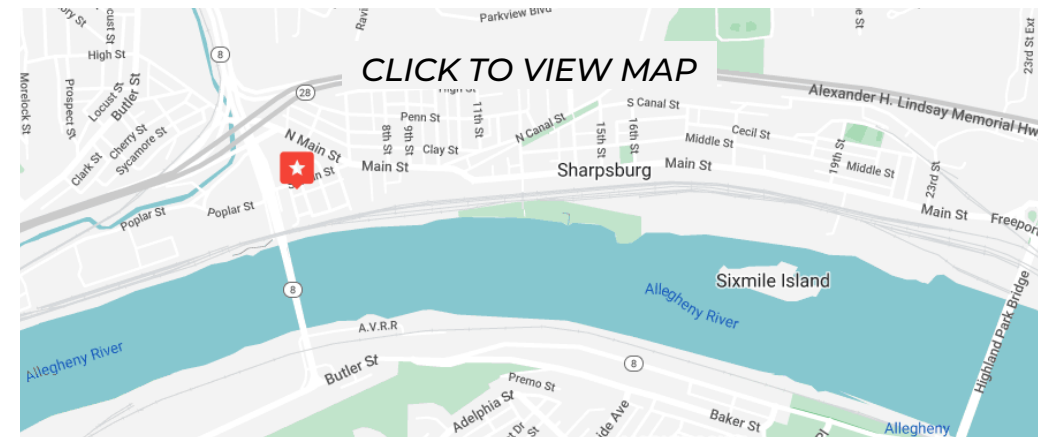
REDUCED ASKING PRICE:

~~\$170,000~~ \$150,000



PROPERTY FEATURES:

- 2,200 SF Building For Sale with 1,100 SF office / flex first floor & 1,100 SF office / residential on second floor
- Mixed-use area with residential & commercial
- Ample street parking available
- Exposed brick interior
- Great accessibility from Rt. 8, Robert Fleming Bridge and the Highland Park Bridge
- Full, first floor kitchen & yard space / garden
- Adaptable for light warehousing or residential redevelopment
- Located in the up-and-coming neighborhood of Sharpsburg that has seen major recent growth



CONTACT:

JOE SHEERER

jsheerer@hannalwe.com

412 261 2200

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.

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

HANNALWE.COM

PROPERTY FOR SALE

205 SOUTH MAIN STREET, SHARPSBURG, PA 15215



CONTACT:

JOE SHEERER

jsheerer@hannalwe.com

412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

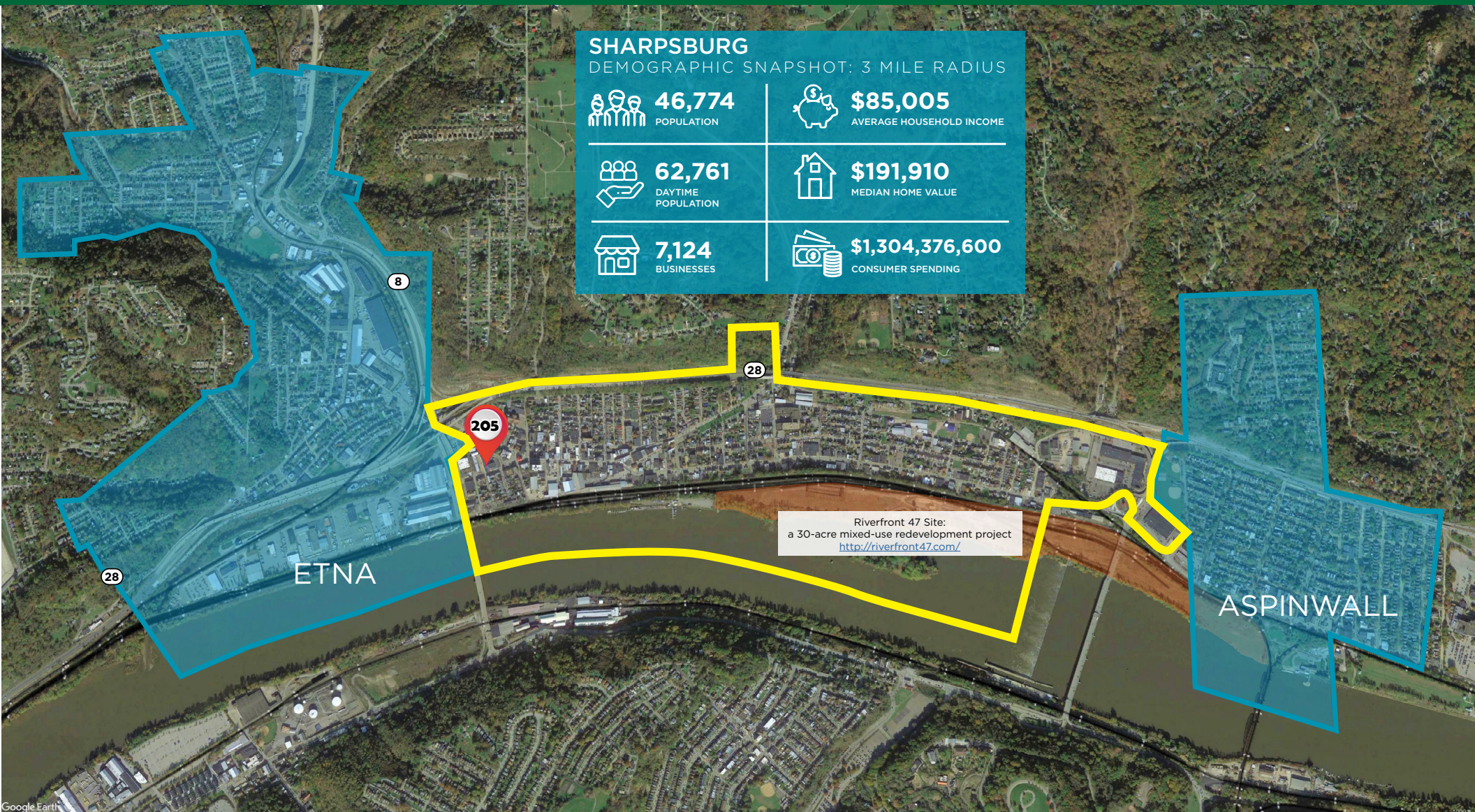
PITTSBURGH, PA 15222

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.

PROPERTY FOR SALE

205 SOUTH MAIN STREET, SHARPSBURG, PA 15215



CONTACT:

JOE SHEERER

jsheerer@hannalwe.com

412 261 2200

HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

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.