

# FOR SALE

119 ARCH STREET  
GREENSBURG, PA 15601



IDEAL FOR  
PROFESSIONAL OFFICE  
OR LIVE/WORK USE  
POTENTIAL APARTMENT  
ON 3RD LEVEL



CONVENIENT LOCATION  
IN DOWNTOWN  
GREENSBURG



15 SPACE  
ON-SITE PARKING  
LOT



FLEXIBLE COMMERCIAL  
OFFICE SPACE



LIVE/WORK  
OPPORTUNITY



POTENTIAL APARTMENT  
ON 3RD LEVEL



15 SPACE  
PARKING LOT



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**OFFERING SUMMARY**

Located in the heart of Downtown Greensburg, 119 Arch Avenue presents a unique opportunity for owner-users, investors, and professional service providers seeking a highly visible and versatile property. The building has been extensively updated throughout the interior, creating a move-in-ready environment that combines character and functionality. The property is well-suited for a variety of uses including professional offices, counseling services, attorneys, accountants, salons, boutique businesses, or a live/work arrangement.

A significant feature of the property is the on-site parking lot accommodating approximately 15 vehicles, a rare amenity for properties in this area. Convenient access to Routes 66 and 819, coupled with proximity to Downtown Greensburg's business district, restaurants, and government offices, makes this an exceptional opportunity for businesses seeking accessibility, visibility, and convenience.

**BUILDING DESCRIPTION**

119 Arch Avenue is a well-maintained commercial property featuring numerous interior updates that provide a modern and professional atmosphere while maintaining its original charm. The flexible floor plan offers a combination of private offices, open work areas, meeting space, and support areas that can accommodate a wide range of professional and service-oriented businesses. Large windows throughout the building provide abundant natural light, creating an inviting environment for both employees and clients.

Lot & Block: 10-02-15-0-317      Taxes: \$3,503  
 Zoning: C-2      Building Size: 2,900 +/- sf

Configuration: Seven (7) private offices, Waiting Room, Conference Room, Kitchenette, Three (3) Restrooms

• **SALES PRICE: \$399,000**





Route 30

Site Location

Downtown Greensburg



