

FOR SALE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

## **100 Grant Avenue**

Vandergrift, PA 15690



Building Size Approximately 4,182 SF

Site Size Approximately 0.259 acres or 11,265 SF

Parcel ID 37-01-06-0-0308 (Westmoreland County)

Real Estate Taxes \$6,687.00 (2022)

## Property Highlights

- Potential for office, medical or specialty retail users C2 Commercial Central Business
- Dedicated surface parking for approx. 6 cars
- Existing drive through access
- · Abundant street and public parking nearby
- Existing walk-up ATM to remain on-site after closing
- Prominent corner location with good exposure along Grant Avenue and Washington Avenue in Vandergrift business district

Sale Price \$300,000.00













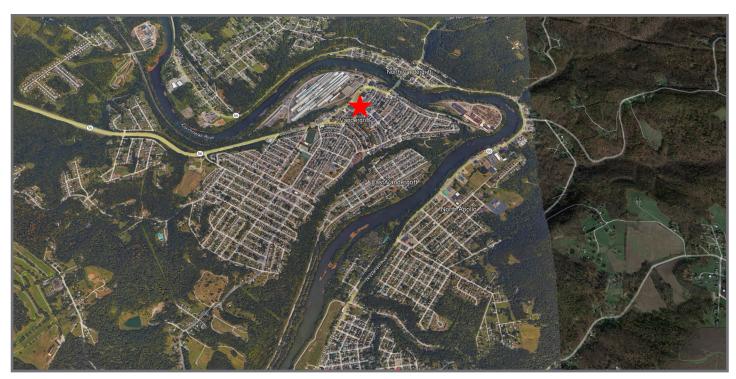
Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.



## **AVERAGE DAILY TRAFFIC**

6,299 Vehicles Daily - Grant Avenue

DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population	7,213	19,665	27,780
Avg. HH Income	\$52,752	\$62,150	\$68,409



For more information please contact:

Joe Tosi, SIOR Senior Vice President

**Oxford Realty Services, Inc.** 412.261.0200, ext 3471 jtosi@oxfordrealtyservices.com Andrew Martz Associate

**Oxford Realty Services, Inc.** 412.261.0200, ext 3486 amartz@oxfordrealtyservices.com

## OXFORD

**REALTY SERVICES**, INC.

2545 Railroad Street - Suite 300 Pittsburgh, PA 15222

www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.