

## 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:

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