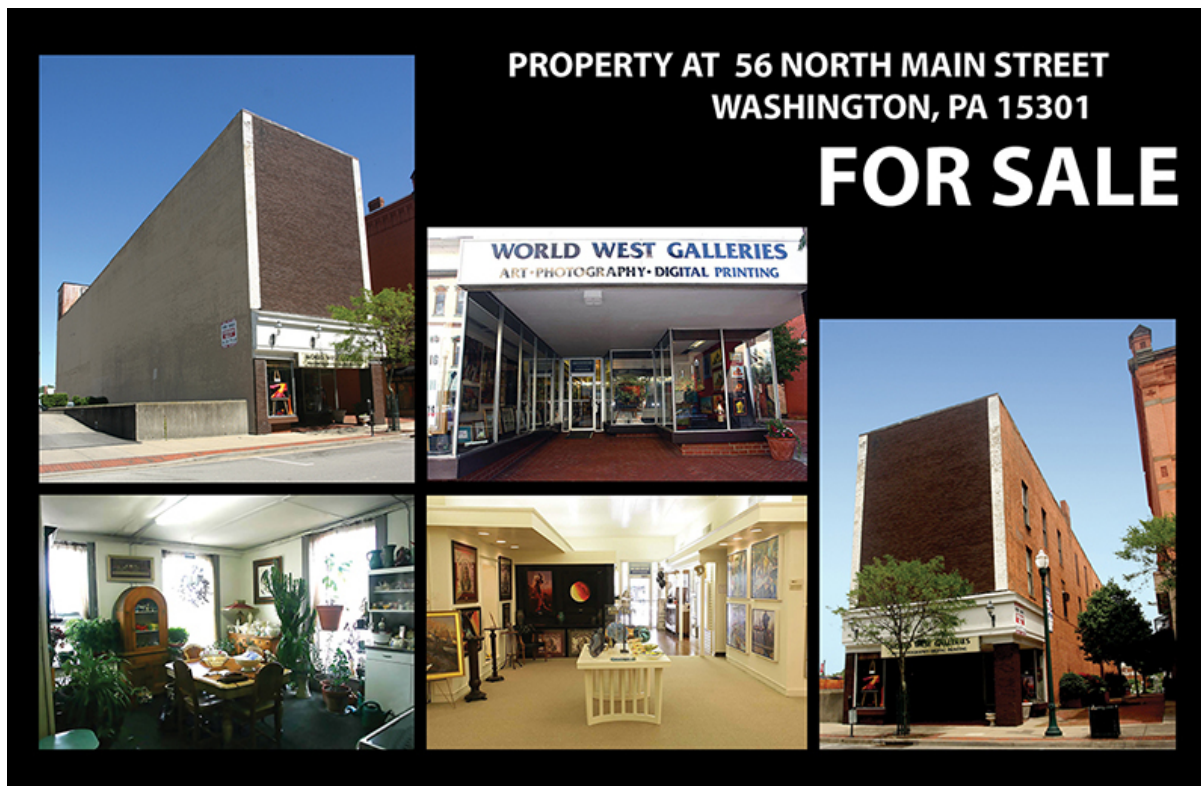


PRICE REDUCED! WASHINGTON RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



SALE PRICE: \$349,950

LOT SIZE: 0.09 Acres

BUILDING SIZE: 9,000 SF

ZONING: Commercial

CROSS STREETS: N Main St And East Pine Ave

PROPERTY OVERVIEW

Stately free standing building located in the heart of downtown Washington PA next door to David's Limited. Currently serving as an art gallery; this space would be an ideal location for a retail business or a distinctive office environment. A wonderful law office space located only a 1/2 block from The Washington County Courthouse.

PROPERTY FEATURES

- Ideal Retail or office location.
- Large front display windows
- Open floor plan for easy renovation
- Owner user and/or investor seeking a unique development opportunity
- 9000 sq ft on 3 floors
- Freight elevator on premises
- Plenty of available parking
- Close to I-79, I-70 and Rt. 19

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

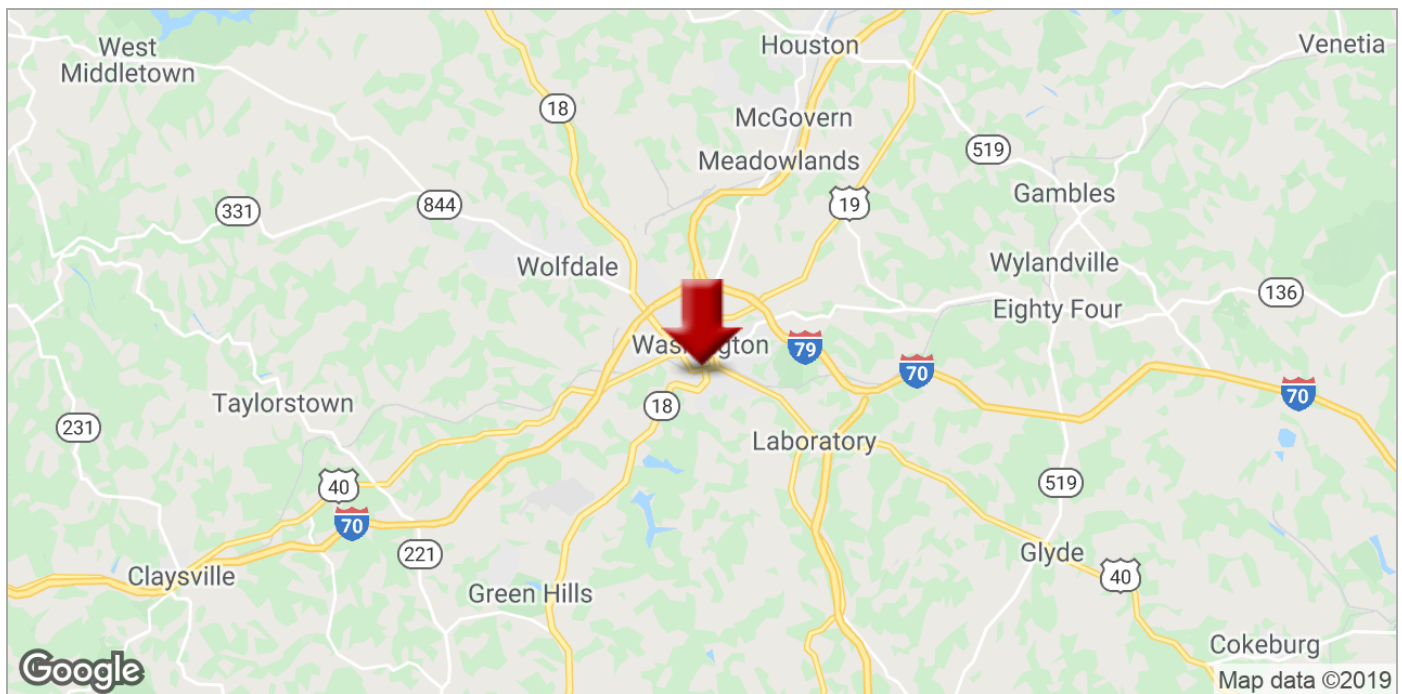
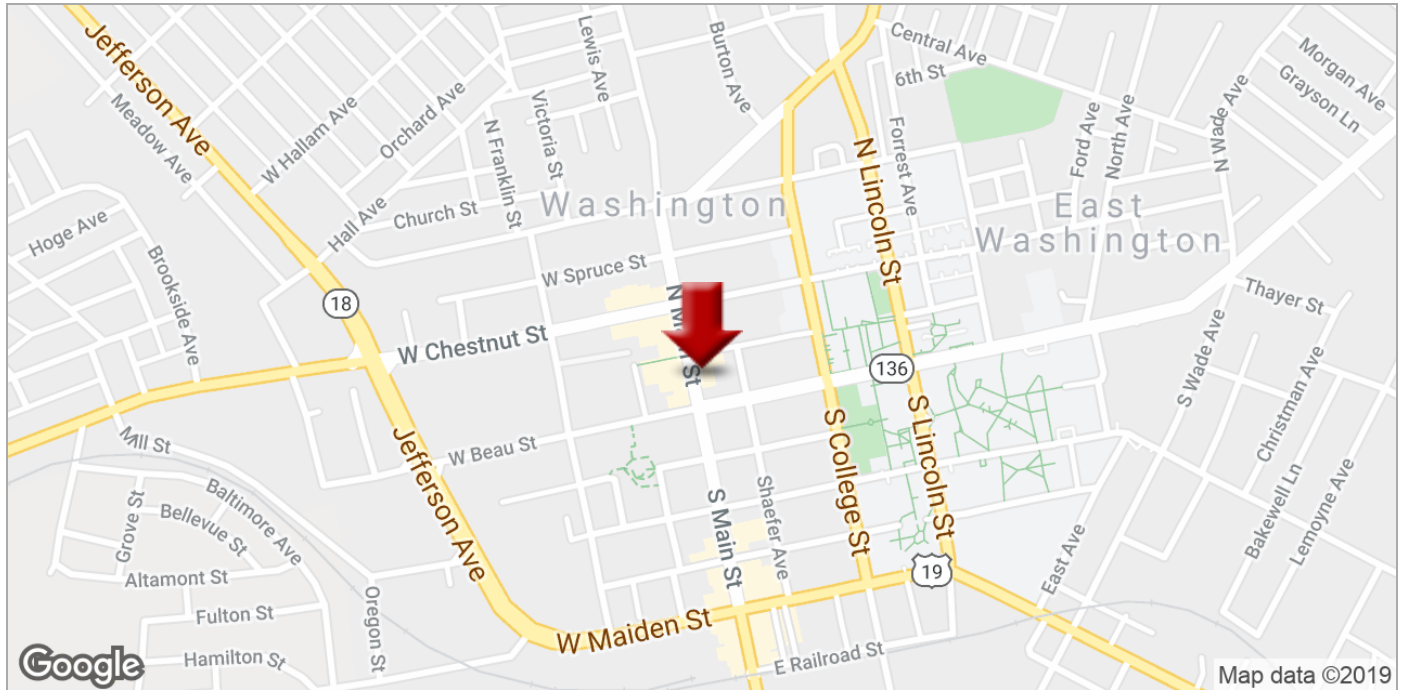
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

RETAIL/OFFICE FOR SALE

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

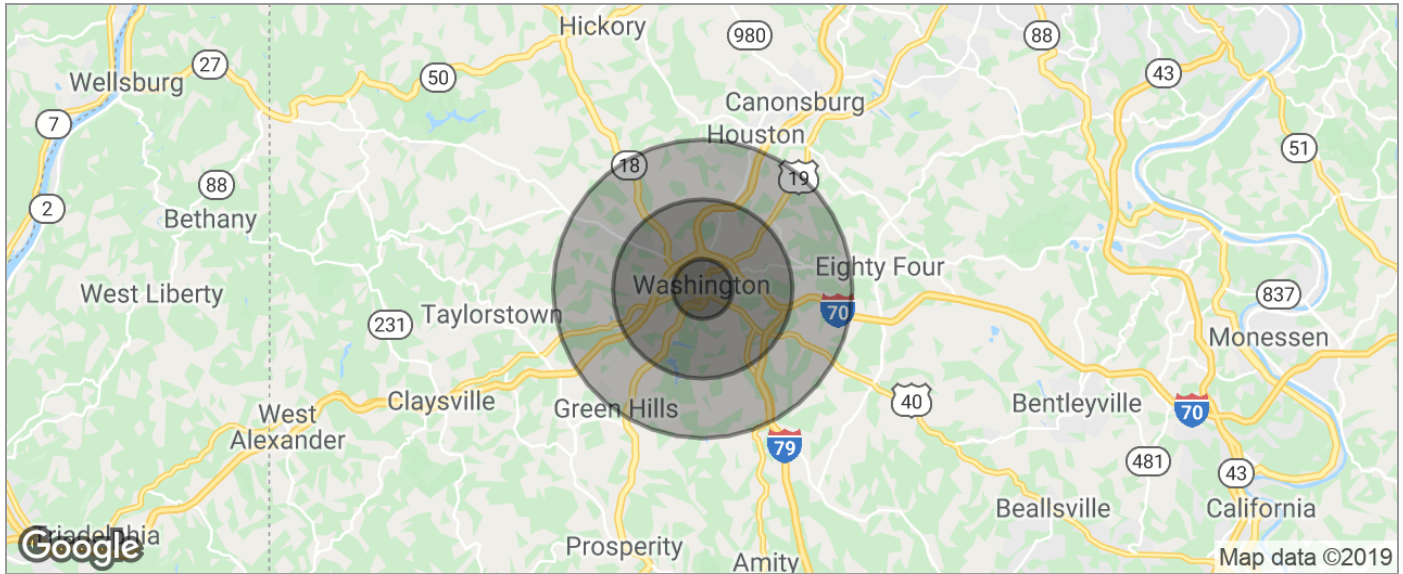
BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/

THE WORLD WEST GALLERIES BUILDING

56 N Main St, Washington, PA 15301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,875	33,657	51,022
MEDIAN AGE	37.5	41.7	42.7
MEDIAN AGE (MALE)	35.2	39.2	40.7
MEDIAN AGE (FEMALE)	41.4	44.7	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,334	14,552	21,647
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$44,469	\$50,638	\$55,295
AVERAGE HOUSE VALUE	\$133,630	\$146,778	\$154,387
RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.8%	86.4%	89.6%
% BLACK	20.8%	10.8%	7.9%
% ASIAN	0.5%	0.6%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.1%	0.1%	0.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.5%	0.7%	0.9%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/