

VALUE-ADD OFFICE OPPORTUNITY

334 W MAIN ST, SOMERSET, PA 15501

[View Map](#)



- This is a significant value-add opportunity, as a potential investor can add value through occupying, leasing, or repurposing the property.
- Highly desirable and visible uptown location on W. Main Street with exposure to nearly 10,000 vehicles per day.
- Formerly home to the Daily American Newspaper, the building includes a mixture of modern offices and warehouse space that can accommodate a variety of uses.

ONLINE AUCTION

BIDDING LIVE
July 25th - 28th

STARTING BID
\$150,000

PROPERTY INFORMATION

- Asset Type: Modern Office Building and FlexSpace / Warehouse
- Building Size: 23,288 Sq. Ft.
 - Office: 13,300 sq ft
 - Warehouse: 4,600 sq ft
 - Mixed: 4,500 sq ft
- Year(s) Built: 1965 – 1980; New Offices Constructed 2003
- Parking: 38 Vehicles
- Elevator: Yes
- Loading Docks: Both Loading Dock and at Grade Access
- Backup Energy: 350KW Cummins Diesel Generator
- Occupancy: Building Will be Delivered Vacant
- Lot Size (Acres): 0.66

RMB Realty
Mike or Josh
PA Lic #RB043475A
(814) - 444 - 9400

Jarrett Garbee
Ten-X
Asset Manager
(804)-510-0859