

SALE MIXED USE

120 N. MARKET STREET LIGONIER, PA 15658



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OFFERING SUMMARY

120 N. Market Street is a three-story mixed-use property located in the heart of downtown Ligonier. The building features a ground-floor retail storefront with upper floors currently utilized as office space, offering flexibility for a variety of uses. The second and third floors were previously configured as residential and can be converted back into a three-bedroom, two-bath apartment, creating an opportunity for short-term rental (Airbnb) or long-term residential income. This setup allows an investor to combine commercial tenancy with residential upside in a supply-constrained market.

Positioned within walking distance to the Ligonier Diamond and surrounded by retail, dining, and local attractions, the property benefits from strong visibility, accessibility, and consistent foot traffic.

BUILDING DESCRIPTIONS

The property is a well-maintained, three-story building with a functional layout supporting both retail and office or residential use. The first floor is configured as a storefront, while the upper levels are currently built out as office space with conversion potential.

Recent capital improvements include a new furnace, all new MC electrical wiring, new drop ceiling, fresh paint, and new subfloor and finished flooring.

Site upgrades include a private paved parking lot, new fencing, and new pavement in the front lot. Additional features such as a heated sidewalk along the street frontage and gutter downspouts connected to the municipal stormwater system enhance long-term functionality and maintenance.

- **Zoning:** C-1
- **Taxes:** \$2,162
- **Lot Size:** .22 +/- acres
- **Cap Rate:** 7.02%
- **NOI:** \$31,559 (pro forma)

• **SALES PRICE: \$450,000**



