

# SALE MIXED USE

111 E. CHURCH STREET  
LIGONIER, PA 15658



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**OFFERING SUMMARY**

111 E. Church Street presents a mixed-use investment opportunity in the heart of downtown Ligonier, offering stable in-place income with additional upside potential. The first and second floors are fully leased to long-term professional office tenants, providing consistent cash flow. The third floor is configured as a residential unit, creating flexibility for short-term rental income (Airbnb) or an owner/user scenario. This layout allows an investor to benefit from Ligonier’s strong tourism demand while maintaining reliable tenancy below.

Located within walking distance to the Diamond and surrounded by retail, dining, and local attractions, the property offers strong visibility and accessibility in one of Westmoreland County’s most desirable markets.

**BUILDING DESCRIPTION**

This three-story, brick mixed-use building combines durability with classic architectural appeal and has undergone numerous capital improvements, including a recently installed metal roof.

Positioned on a prominent corner lot in downtown Ligonier, the property benefits from excellent exposure, convenient access, and nearby parking. The asset offers a well-maintained physical structure with minimal near-term capital expenditure requirements.

- **Zoning:** C-1
- **Taxes:** \$6,815
- **Lot Size:** .08 +/- acres
- **Cap Rate:** 7.16% (pro forma)
- **NOI:** \$63,763 (pro forma)

**• SALES PRICE: \$890,000**



Highland Chiropractic



In-Sync Rehab



Current Condition



Possible Renovation

SITE LOCATION

