

BRING YOUR BRAND!



REPURPOSE THE SPACE TO FIT YOUR VISION!



ABOUT THE PROPERTY

Presenting the former Grand Illusion, a well-known restaurant and bar space with a one-bedroom apartment, located in the lively heart of downtown Carlisle. Fully renovated since 2017, this property is primed for new possibilities.

The space offers seating for 99 across the first and second floors, with the third floor featuring escape rooms and an office. Parking for 10 cars is available at the rear, along with convenient access to the downtown Carlisle parking garage and on-street parking.

This ready-to-repurpose property includes all furniture, fixtures, and equipment (FFE). For more information or to schedule a tour, please contact Mike Adler or Doug Pugh. Additional documentation is available upon request.

SALES PRICE

\$850,000



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CARLISLE, PA 17013

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MIXED-USE PROPERTY INVESTMENT



HISTORIC DOWNTOWN CARLISLE PROPERTY FULLY RENOVATED IN 2017!

FEATURES

- ✓ Ready-to-Repurpose Property
- ✓ Restaurant, Bar, Escape Room
- ✓ 1 BR Apartment
- ✓ Private Parking onsite
- ✓ FF&E Included

HIGHLIGHTS

- Historic Downtown Carlisle Building
- Built in 1840, Full renovation in 2017
- 5,070 SF Total Mixed-Use building
- Zoned C-1: Central Business District
- Ten onsite private parking spaces

ASKING PRICE

\$850,000



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337 Lincoln St, Carlisle, PA 17103



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FOR SALE



HIGH PROFILE TURN-KEY BUSINESS IN CARLISLE



AREA OVERVIEW

Downtown Carlisle is a vibrant and historic area known for its eclectic mix of shops, dining options, and cultural attractions. With charming streetscapes, a lively atmosphere, and a strong sense of community, it offers a unique blend of traditional and modern amenities. The area is popular for its local events, art galleries, and historic landmarks, making it a dynamic and appealing destination for residents and visitors alike.

ASKING PRICE

\$850,000

WHEN YOU PARTNER WITH US...

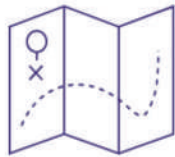


You get comprehensive marketing support to help leverage your property in the competitive real estate market. We use the most up-to-date market research available to monitor local demographics, comparable listings in the area, and zoning changes to ensure your success!

GRAPHIC DESIGN •



MAPPING •



RESEARCH •



DEMOGRAPHICS •



COMPS



MARKETING SUPPORT

- Full Demographic Reports
- Flyer/Site Presentation Design
- Tax Maps
- Market Comparable Sales and Leases
- Retail Competition Mapping
- Traffic Counts

MARKET EXPOSURE

- CoStar Group, Inc.
- LoopNet
- Crexi
- Mailing/Social Media/Email Template Artwork
- Social Media Management

SERVICES

- Owner/Landlord Representation
- Buyer/Tenant Representation
- Land Development
- Brokerage Consulting Services
- Commercial Lease Administration



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