

SALE MIXED USE

138 W. MAIN STREET
LIGONIER, PA 15658



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OFFERING SUMMARY

138 West Main Street offers a well-located mixed use investment opportunity in the heart of downtown Ligonier. Positioned along West Main Street within walking distance of the borough's historic Diamond, the property benefits from strong visibility, walkability, and proximity to established retail, dining, and local services that support consistent rental demand.

Property consists of three rental spaces comprised of two retail store fronts and one apartment on the second floor (3 BR/1.5B). All units are fully occupied.

Zoned within the borough's mixed-use district, the property supports residential use with potential for alternative configurations where permitted. Street parking is available immediately adjacent to the site, and the downtown location reduces tenant dependence on dedicated on-site parking.

This offering represents an opportunity to acquire a small-scale mixed use property in a supply-constrained, highly desirable borough. Investors may pursue a stable hold with long-term cash flow or explore value-add strategies through unit upgrades and rental optimization.

- **Ligonier Borough**
- **County:** Westmoreland
- **Lot & Block:** 16-01-15-0-146
- **Zoning:** C-1
- **Taxes:** \$3,648
- **Lot Size:** .19+/- acres
- **Cap Rate:** 7.25%
- **NOI:** \$28,931
- **100% Occupied**

• **SALES PRICE: \$399,000**









SITE LOCATION



As-Is Financials Tenant	Square Feet	Lease Commence	Lease Expiration	Annual Base Rent	Rent Per SF/Mo.	Lease Type
My Honey Bee	1350	1/1/22	7/31/28	\$ 17,400	\$ 12.89	+ utilities
Ligonier Country Market	1150	8/1/25	7/31/28	\$ 11,400	\$ 9.91	+ utilities
Apartment (3BR/1.5B)	1700	1/1/26	12/31/26	\$ 14,400	\$ 1,200	+ utilities
TOTAL				\$ 43,200		

Base Rent	\$ 43,200
Gross Potential Income	\$ 43,200
Less Expenses	\$ 14,269
Net Operating Income	\$ 28,931

List Price	\$ 399,000
Cap Rate	7.25%
% Down Payment	25% \$ 99,750
Interest Rate	6.50%
Number of Payments (25 years)	300
Debt Service	\$ (24,247)
Net Cash Flow After Debt Service	\$ 4,684
Cash on Cash Return	4.70%

Expenses	
RE Taxes	\$ 3,648
Insurance	\$ 2,921
Utilities	\$ 6,074
Lawn	\$ 636
Snow Removal	\$ 990
TOTAL EXPENSES	\$ 14,269