

# Property Summary

216 W Loyalhanna St, Ligonier, PA 15658

FOR SALE



## PROPERTY DESCRIPTION

Introducing a prime opportunity for hospitality and economy investors, this impressive property boasts a 41,792 square foot building with 72 units, offering substantial potential for a range of enterprises. Built in 1966 and thoughtfully renovated in 2019, the property is equipped to meet contemporary standards and demands. Zoned C1, it presents a flexible and advantageous framework for business endeavors. With a 11.3% occupancy rate, there is abundant potential to increase capacity and capitalize on this thriving market. The property's strategic location in the Ligonier area further enhances its appeal, positioning it as a highly desirable investment prospect in the bustling commercial landscape.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$3,250,000 |
| Number of Rooms: | 72          |
| Lot Size:        | 43,171 SF   |
| Building Size:   | 41,792 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 315       | 697       | 1,048     |
| Total Population  | 594       | 1,321     | 2,068     |
| Average HH Income | \$104,215 | \$103,774 | \$103,743 |

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# Additional Photos

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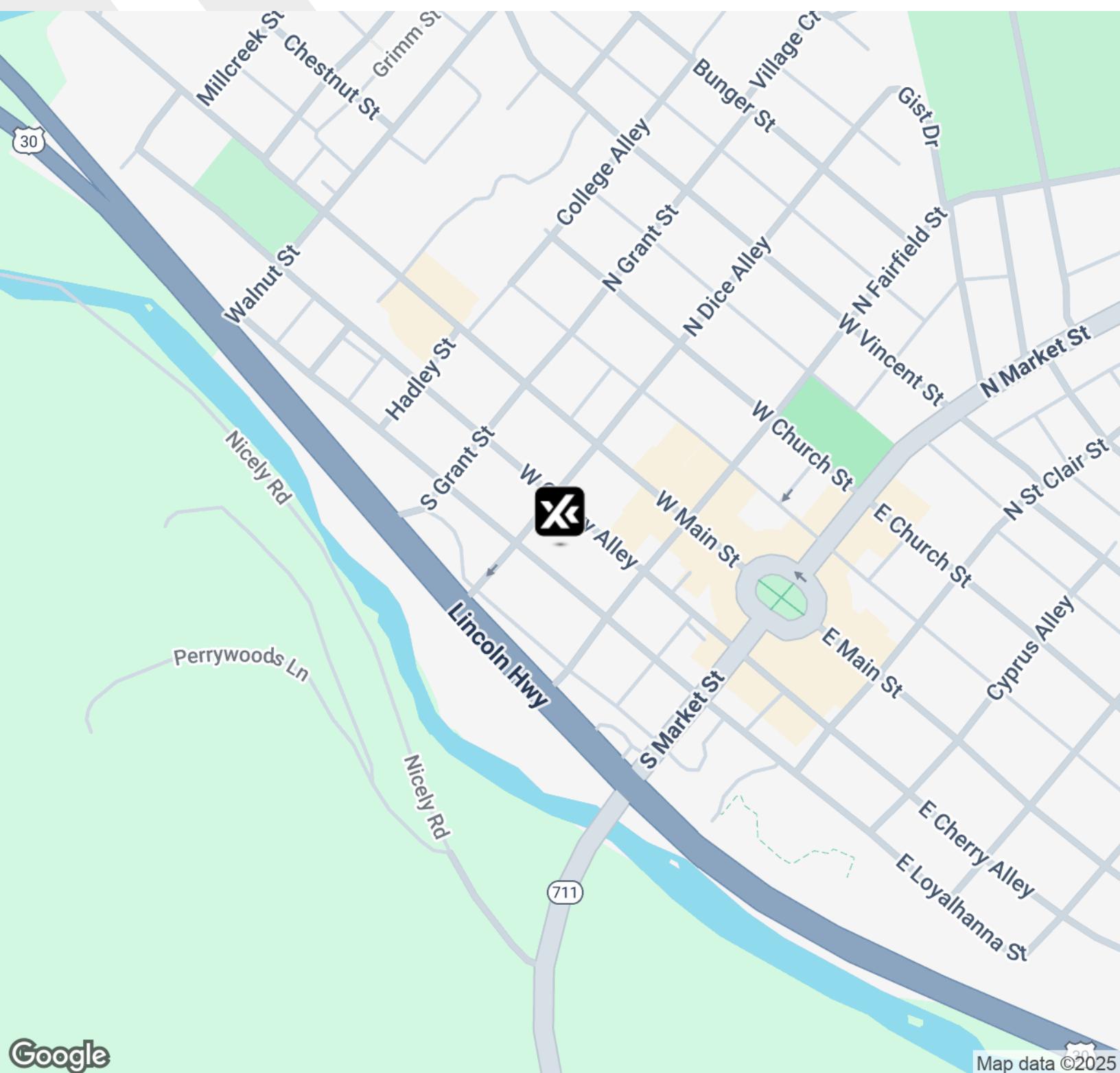
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# Location Map

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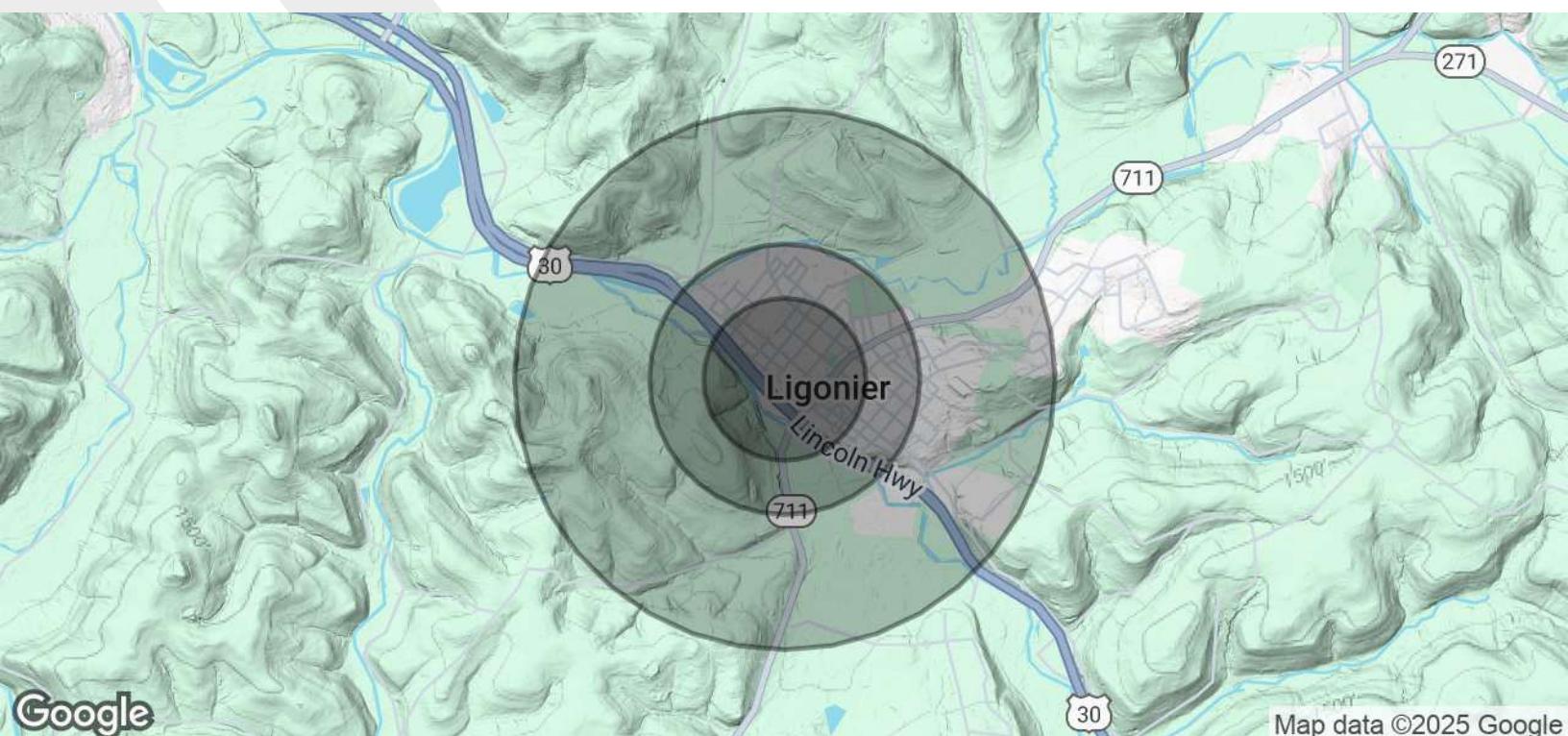
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# Demographics Map & Report

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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 594       | 1,321     | 2,068  |
| Average Age          | 52        | 52        | 52     |
| Average Age (Male)   | 50        | 50        | 50     |
| Average Age (Female) | 53        | 53        | 54     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 315       | 697       | 1,048     |
| # of Persons per HH | 1.9       | 1.9       | 2         |
| Average HH Income   | \$104,215 | \$103,774 | \$103,743 |
| Average House Value | \$261,753 | \$262,344 | \$271,504 |

Demographics data derived from AlphaMap

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