

# 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

Jeffrey Clark

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# Additional Photos

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# Location Map

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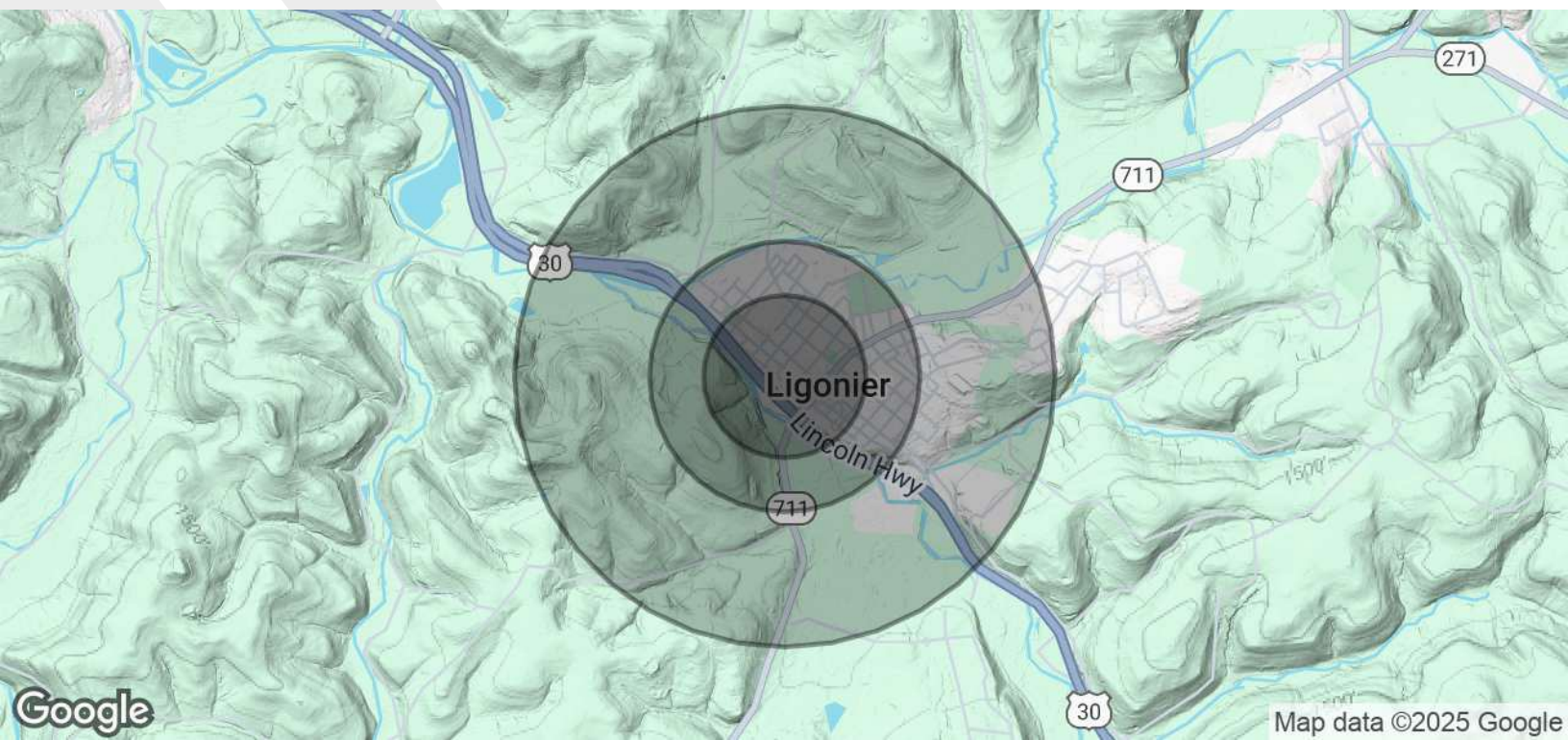


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# Demographics Map & Report

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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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