

# SALE RETAIL

122 N. MARKET STREET  
LIGONIER, PA 15658



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**OFFERING SUMMARY**

122 N. Market Street presents a rare opportunity to acquire a fully occupied, multi-tenant retail asset in the heart of downtown Ligonier. The property has demonstrated long-term tenant stability, with a history of consistent occupancy and strong operating performance.

Positioned along North Market Street—one of Ligonier’s primary commercial corridors—the asset benefits from excellent visibility, steady foot traffic, and proximity to the town’s central square, a destination for both local residents and year-round tourism. With 100% occupancy and a proven rent roll, the property offers investors immediate in-place cash flow with the ability to grow rents over time in a supply-constrained, high-demand market.

The combination of stable tenancy, irreplaceable location, and strong historical performance makes this a compelling core-plus investment opportunity in the Laurel Highlands region.

**BUILDING DESCRIPTIONS**

The property consists of a two-story, multi-tenant retail building totaling approximately 10,000 square feet, situated on a 0.22-acre parcel in the heart of downtown Ligonier. Originally constructed in the early 1900s, the building features a traditional downtown layout with multiple storefronts and flexible configurations, accommodating a diverse mix of retail, office, and service-oriented tenants.

Ownership has completed extensive capital improvements over the past 5–10 years, including new roofing, HVAC upgrades, new windows and doors, masonry repairs, exterior repainting, upgraded utilities, and a heated sidewalk system—significantly reducing deferred maintenance.

- **Zoning:** C-1
- **Taxes:** \$6,607
- **Lot Size:** .22 +/- acres
- **Cap Rate:** 7%
- **NOI:** \$101,514
- **Stabilized Asset with Upside**

**• SALES PRICE: \$1,450,000**





Carol & Dave's



Fox's Pizza



BPL Design



Juniper Beauty Bar



**SITE LOCATION**

