



RETAIL PROPERTY FOR SALE

230 EAST MAIN STREET
CARNEGIE, PA 15106



Presented By:

Kevin Riley, CCIM, SIOR

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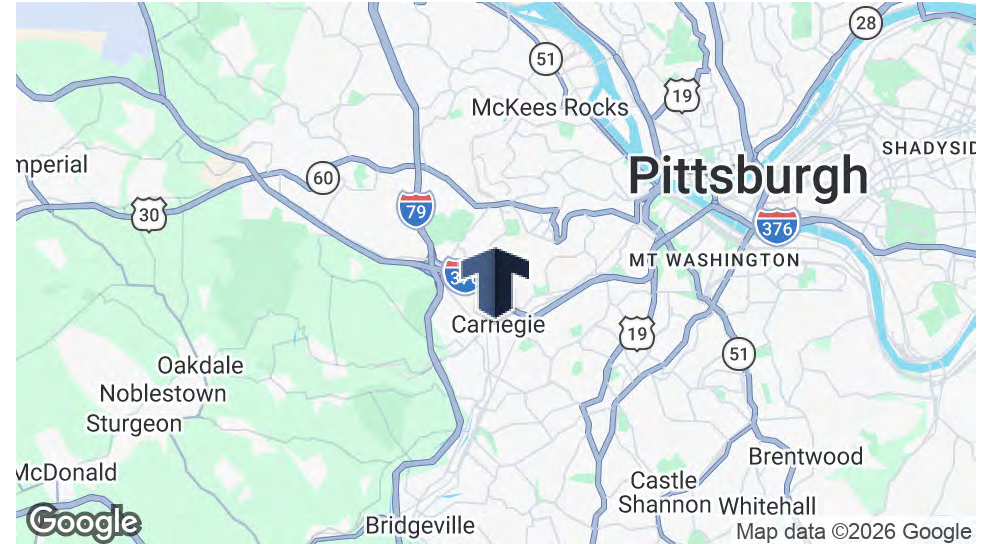
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LEASE DESCRIPTION



OFFERING SUMMARY

Sale Price:	\$1,275,000
Building Size:	12,000 SF
Available SF:	6,600 SF
Lot Size:	8,020 SF
Number of Units:	2
Year Built:	1933
Renovated:	2017
Zoning:	D-1 Downtown District
2nd Floor Yearly Income:	\$64,920

PROPERTY OVERVIEW

This property is offered for sale and features approximately 2,000 SF of prime street-level retail space, complemented by over 4,000 SF of rear production, assembly, or storage area with convenient garage door access. Formerly occupied by a distillery, the space includes a fully built-out tasting room with bar, dining area, light food prep kitchen, ADA-compliant restrooms, and a small outdoor patio. The second floor is fully leased with remaining term in place, providing in-place income to help offset ownership costs, making this an attractive opportunity for both owner-users and investors seeking stabilized cash flow.

PROPERTY HIGHLIGHTS

- Completely renovated in 2017 and beautifully furnished
- Fully-leased 2nd floor office space with ~2 yrs of term remaining
- Expansive storage space for additional functionality (could be built out to increase retail footprint)
- Centrally located along Main Street in active Downtown Carnegie
- Additional storage in basement (not included in rentable SF)

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ZONING - D-1 DOWNTOWN DISTRICT



D-1 DOWNTOWN DISTRICT PERMITTED USES

- Antique Shop
- Bakery, Retail
- Bed and Breakfast/Inn
- Coffee Shop / Sandwich Shop / Café
- Essential Services
- Florist
- Forestry
- Green Grocer
- Micro-Brewery / Micro-Distillery
- Mixed-Use
- No Impact Home-Based Business
- Parking Lot, Public
- Personal Services
- Pub/Tavern
- Restaurant, Sit-Down
- Retail Shop or Establishment, Small-Scale
- Studio
- Townhouse
- Two-Family Houses
- Veterinary Clinic
- Warehouse
- Wholesale Distribution

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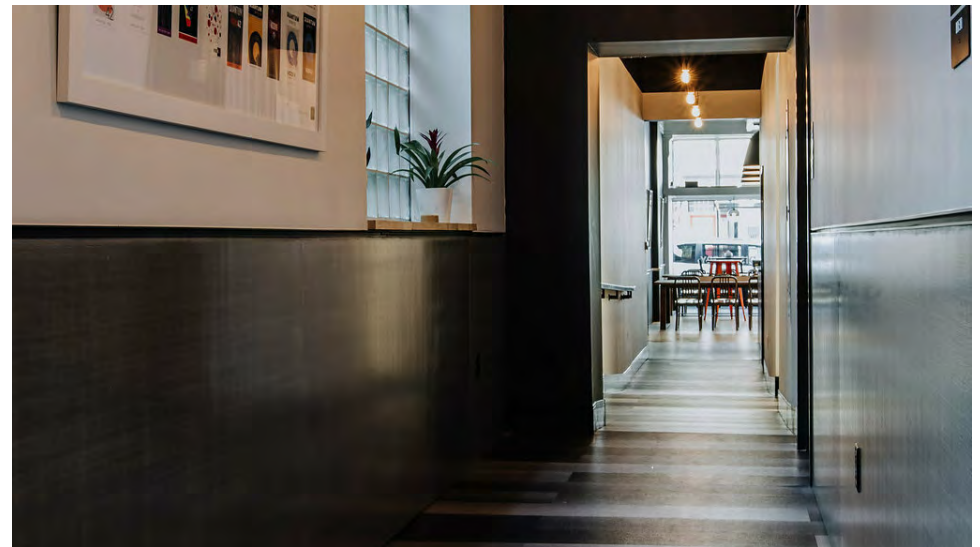
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ADDITIONAL PHOTOS



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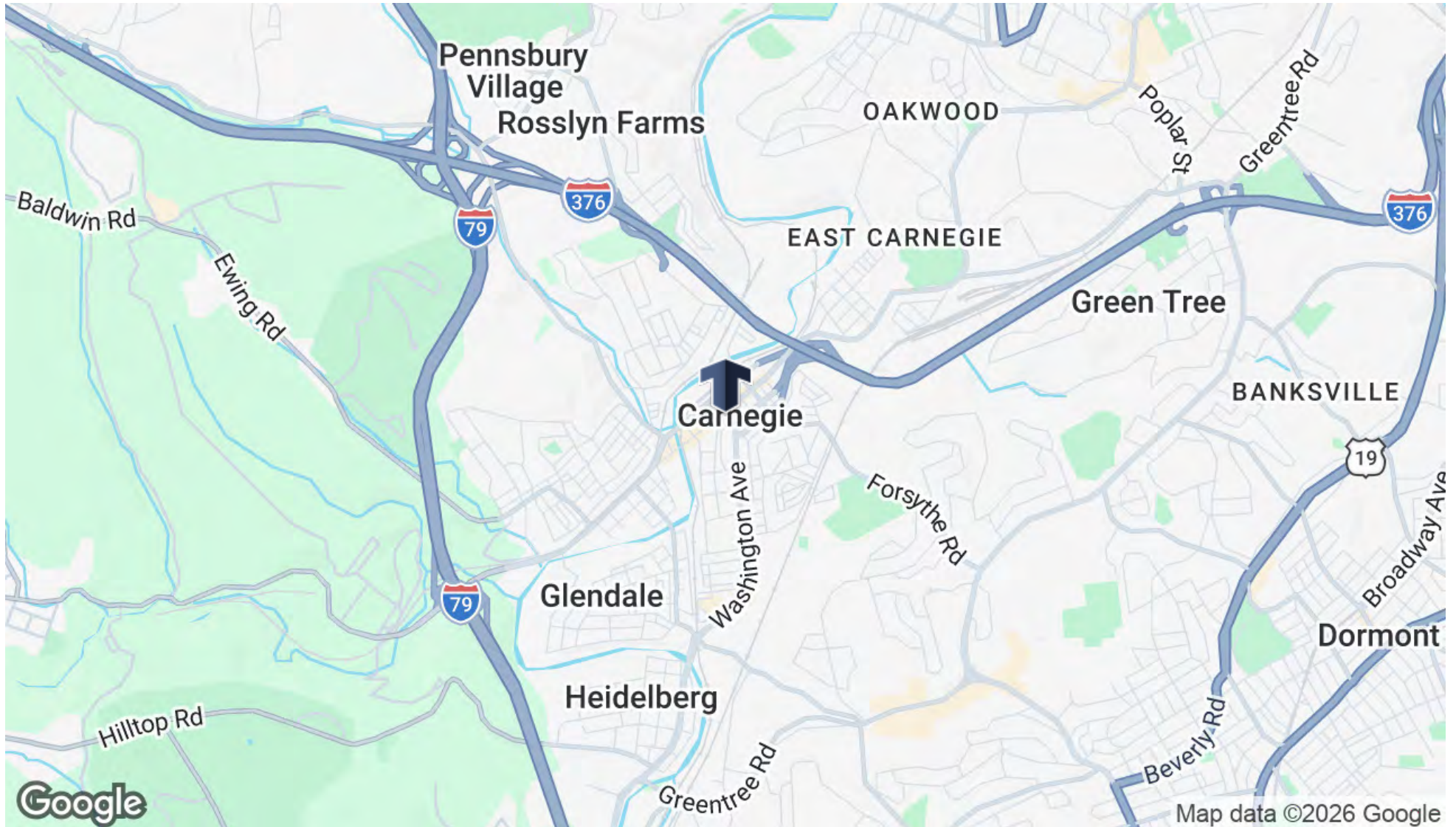
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LOCATION MAP



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AERIAL MAP



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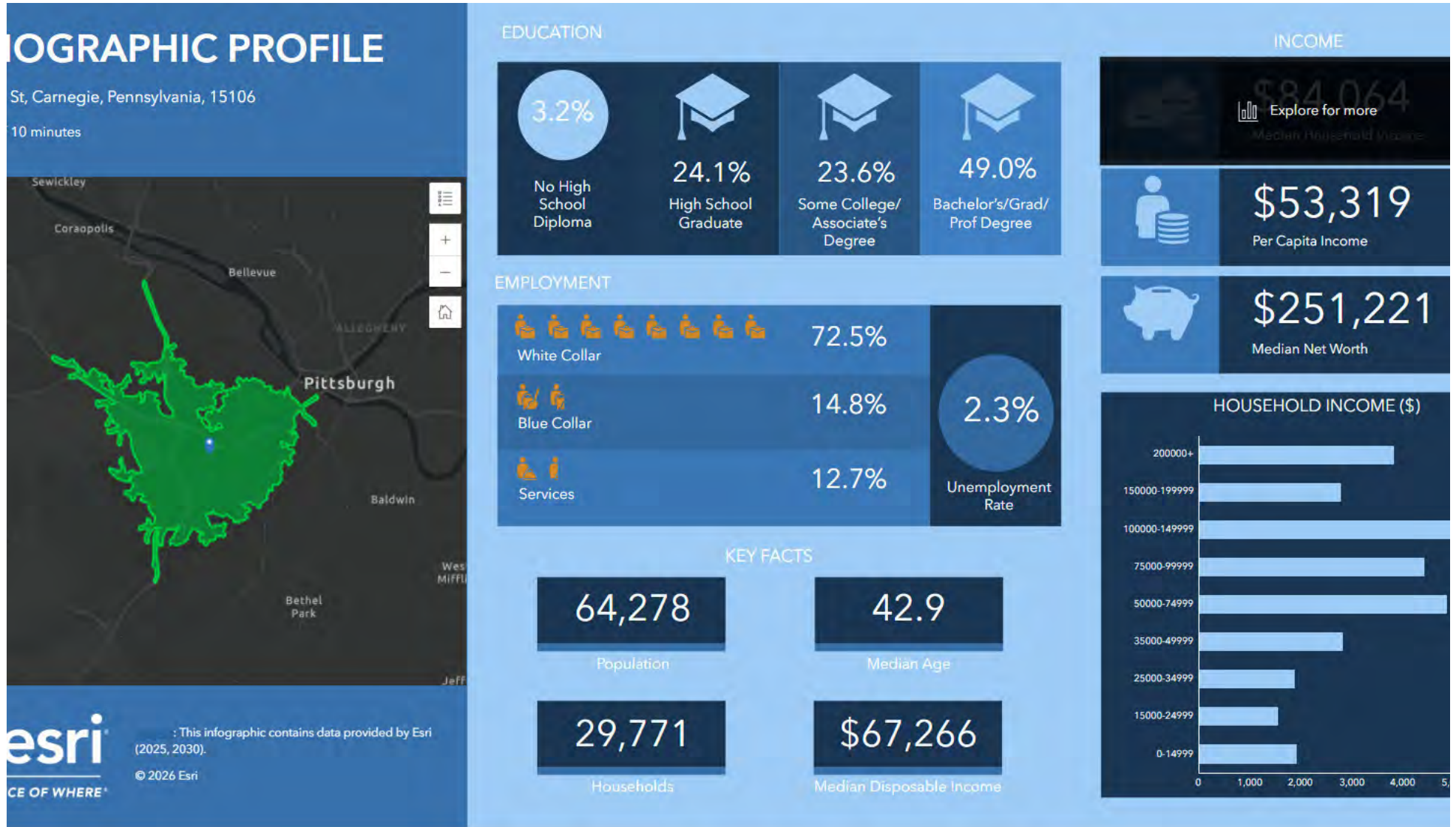
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DEMOGRAPHICS MAP & REPORT



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