

Latrobe Plaza

911 Ligonier Street, Suite 205 & 206, Latrobe, PA 15650

ADJUSTED ASKING PRICE

\$85,000

17.94%
CAP RATE

\$26.23
PRICE / SF

\$15,250
NET OPERATING INCOME

100%
OCCUPANCY

EXECUTIVE SUMMARY

Latrobe Plaza (Suite 205 & 206) presents a premier high-yield commercial investment opportunity in downtown Latrobe, PA. Offered at an attractive entry price of **\$85,000**, this 3,241 SF office space delivers a double-digit Capitalization Rate of **17.94%**.

The asset is 100% leased to a reputable national corporate tenant under a 3-year term, delivering predictable cash flow and exceptional downside protection.

Turnkey Lease Structure

Routine ongoing maintenance is fully covered by the tenant. Building insurance is efficiently handled through association fees, ensuring minimal overhead for the owner.

PROPERTY OVERVIEW

Property Name	Latrobe Plaza
Unit / Suite	Suite 205 & 206
Address	911 Ligonier St
City, State, Zip	Latrobe, PA 15650
Property Type	Commercial / Office
Building Area	3,241 SF
Occupancy Rate	100% Leased
Tenant Type	National Tenant
Lease Term	3-Year Term

INVESTMENT HIGHLIGHTS

- Exceptional Yield:** Outstanding 17.94% CAP rate producing \$15,250 annual NOI.
- Prime Location:** Designated as Suite 205 & 206 within Latrobe Plaza along Ligonier Street.
- National Corporate Tenant:** Fully occupied on a 3-year term.
- Attractive Valuation:** Priced at just \$26.23/SF—significantly below current replacement cost.
- Minimal Landlord Duties:** Tenant manages operational maintenance directly.

FINANCIAL SUMMARY

FINANCIAL METRIC	AMOUNT
Listing Price	\$85,000.00
Building Area	3,241 SF
Price per SF	\$26.23 / SF
Net Operating Income	\$15,250.00
Capitalization Rate	17.94%

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