

PROPERTY DESCRIPTIONS-COMMERICAL CENTER

Located in Downtown Uniontown's Central Business District where 25+ retail shops and restaurants have opened since 2004

1. 35 Morgantown Street **ABSOLUTE**

11,970± SF total with 3,897± SF office/retail space. This 3 story building was renovated in 2006. The skillfully decorated showroom is in move-in condition & includes a laminate hardwood style floor, lighting, walls finished in varying paint colors. Large loading dock area with commercial roll up door. Currently Vacant.

2. 9 E Peter Street

3,072± total SF, 2 Story, Currently vacant. Located next to the public parking garage. This building is multi-use and has endless opportunities.

3. 27 W Main Street, Uniontown, PA

This 14,250± commercial retail building has a very nice store-front appeal. Currently vacant. Large basement for storage, commercial roll up door for loading, conveyor belt for easy moving of merchandise to 1st floor.

4. 108 W Main

12,000± total SF Commerical Building. 3,700± SF is vacant and has all handicap accessible restrooms. 2,300± SF is currently a coin-operated laundromat. 6,000± SF is being occupied by the Eagles Club.

5. 30-38 E Main Street

A Turn-Key Operation! This 20,586± SF beautifully finished restaurant/bar located in downtown Uniontown across from the State Theater has a 150 seat-capacity and comes complete with FFE. Featuring a fully equipped kitchen including but not limited to a 10-burner gas stove, floor fryers, walk-in coolers, full size double deck oven, aluminum pan racks, stainless steel cookware supplies, 2& 3 compartment sinks, complete exhaust hoods and much, much more! This has been an operating restaurant on and off since 2004 when it was completely renovated. Situated on a nice corner lot with adjacent parking lot and a new outdoor patio area. With a basement for storage and large bar with 24 taps, this building has an old world industrial type of feel, raw brick, old lights, and lots of wood. This 3-story building with 6,862± SF each floor has 2 upper floors that are gutted and ready to be completed for office &/or residential space. There is a fully functional elevator that services all 3 floors. Liquor license sold separately.

6. 7 Morgantown Street **ABSOLUTE**

1,138± SF office/retail. Large store-front windows allow for a bright showroom. Currently Vacant.

7. 12- 14- 22 Morgantown Street

Three properties being offered as one package!

12 Morgantown is 1,165± SF office/retail space. 14 Morgantown is 781± SF office retail space and 22 Morgantown is a XXX nice corner space. This is a 2-story building with the second story as potential office/residential. These buildings are individually metered and have individual AC units. Currently Vacant.

8. 84 W Main Street

1,906± SF. Currently operating as Rizz's restaurant. No FFE included. Please do not disturb tenant.

9. 15 W Main

7,405± SF Development Lot

10. 40 W South Street **ABSOLUTE**

576± SF retail space, currently operating as a shaved ice business.