

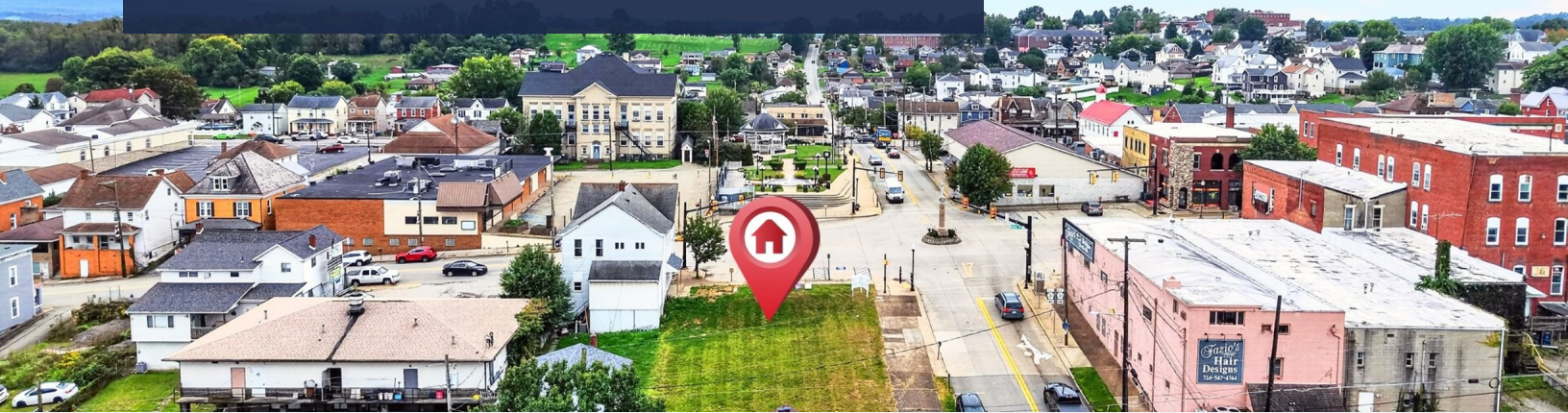
FOR SALE • COMMERCIAL DEVELOPMENT LAND

Main Street Development

462 W Main Street | Mount Pleasant, PA 15666

Build Your Main Street Presence

A central borough site with flexible commercial potential.



0.16 AC

APPROX. LOT AREA

B-1

BUSINESS FRAMEWORK

45 FT

STANDARD HEIGHT

PUBLIC

UTILITIES REPORTED

THE SITE & DEVELOPMENT POTENTIAL

A Place for Your Next Chapter

Position your business on Mount Pleasant's established Main Street corridor. This reported level lot offers visibility, a central borough setting, and public utilities reported available.

Explore retail, dining, office, and personal or professional service uses. B-1 standards provide zero-foot minimum front and side yards and an exemption from numerical off-street parking requirements.*



GROUND-LEVEL SITE VIEW

Mixed-Use Potential

A commercial space with apartments may merit consideration. Multifamily requires special-exception approval.

*Parcel-specific zoning, adjoining-district setbacks, intended uses, dimensions, utility capacity, and development requirements must be verified. No approved development plan is represented. Acreage is approximate.



PROPERTY DETAILS & PRIVATE TOURS

Ed McClory

Land & Development Specialist | Coldwell Banker Commercial Realty

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Explore the Possibilities



Commercial Concepts to Consider

Retail & Personal Services

01

Create a specialty shop, customer-facing service business, or other retail concept within an established borough business corridor.

Dining & Beverage

02

Explore a restaurant, café, or eating and drinking establishment with Main Street visibility and a neighborhood setting.

Professional Offices

03

Consider a purpose-built location for a professional practice, financial service, or office-based business.

Commercial + Apartments

04

Evaluate a mixed-use concept with a commercial component and apartments. Multifamily requires special-exception approval.

Development Features

Compact Infill Site

Approximately 0.16 acre; reported level lot.

Flexible Yard Standards

Zero-foot minimum front and side yards.*

Vertical Potential

Standard building height limit of 45 feet.

B-1 Parking Exemption

Numerical off-street parking schedule does not apply.*

Build your next chapter on Main Street.

Call Ed to schedule a private tour.

*Additional setbacks may apply where the site adjoins a residential zoning district. Practical parking, access, deliveries, accessibility, and other development standards remain relevant. Buyer to verify parcel-specific zoning, dimensions, utility capacity, and suitability of the intended use. Concepts are illustrative; no approved plan or building yield is represented.



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