



**COLDWELL BANKER
COMMERCIAL
REALTY**

28 EAST MAIDEN STREET

Washington, Pennsylvania 15301

Minor Adaptive Reuse Opportunity

Envelope, Accessibility, and Systems
Upgrades Already Completed

\$975,000

BUILDING
±13,000 SF

SITE
±25,180 SF / 0.58 Ac

RENOVATION

2017 Complete
Rehabilitation

ZONING

CBD — Broad
Use Flexibility

PARKING

Private On-Site
Parking Included

OPPORTUNITY

Interior Work Only
for Use Change



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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY — INVESTMENT OVERVIEW

28 East Maiden Street presents a rare opportunity to acquire a fully renovated, CBD-zoned commercial building in the heart of Downtown Washington, Pennsylvania. The property underwent a **comprehensive rehabilitation in 2017**, including full envelope upgrades, accessibility improvements, and complete mechanical, electrical, and plumbing systems replacement — meaning a new owner's capital requirement is limited to interior tenant improvements only.

The building's private on-site parking — exceptionally rare for a downtown CBD asset — combined with its CBD zoning flexibility, modern building systems, and prominent street presence creates a compelling repositioning opportunity for a wide range of commercial users and investors.

Offered at \$975,000 — Interior Work Only Required — 2017 Renovation Completed

ASKING PRICE	BUILDING AREA	SITE AREA	YEAR RENOVATED
\$975,000	±13,000 SF	±25,180 SF 0.58 Acres	2017
ZONING	PARKING	LOCATION	OPPORTUNITY
CBD — Central Business District	Private On-Site Dedicated	Downtown Washington, PA	Interior Work Only Required

PROPERTY DETAILS

PROPERTY DETAILS

Property Details

Address	28 East Maiden Street, Washington, PA 15301
Asking Price	\$975,000
Building Size	±13,000 Square Feet (estimated)
Site Area	±25,180 SF 0.58 Acres
Zoning	CBD — Central Business District, City of Washington, PA
Year Renovated	2017 — Full Envelope, Accessibility & Systems Rehabilitation
Parking	Dedicated private on-site parking (rare CBD asset)

Stories	Two (2)
Construction	Masonry / Mixed Construction — substantially rehabilitated 2017
Prior Use	Brewery & Distillery (The Washington Brewing Co.)
Current Status	Vacant — available for immediate acquisition and repositioning
County / Township	Washington County / City of Washington
Parcel ID	Contact listing agent for parcel details

LOCATION OVERVIEW

LOCATION OVERVIEW — DOWNTOWN WASHINGTON, PA

The property is situated in the **Central Business District** of the City of Washington, Pennsylvania — the county seat of Washington County and a growing hub for healthcare, education, professional services, and government employment. Washington & Jefferson College, a nationally ranked liberal arts institution, is located within close walking distance, providing a built-in demand base for food, beverage, retail, and professional services.

The property benefits from immediate access to major regional corridors including Interstate 79, US Route 40, and PA Route 19, providing convenient connectivity to the Greater Pittsburgh metropolitan area, which lies approximately 25 miles to the north.

Washington & Jefferson College	±3 blocks — major demand driver
Washington County Courthouse	±2 blocks — government & legal district
I-79 / US-40 Access	±1 mile — regional highway connectivity
Pittsburgh CBD	±25 miles north via I-79
Washington Hospital	±0.5 miles — major healthcare employer
Downtown Retail / Dining	Immediate proximity — active CBD environment

ZONING & PERMITTED USES

CBD ZONING — PERMITTED & CONDITIONAL USES

The CBD zoning classification supports the broadest possible mix of commercial, institutional, cultural, and entertainment-oriented uses. This flexibility is a key value driver, as it expands the qualified buyer and tenant pool well beyond hospitality-specific users.

Medical & Professional Office	Multi-tenant medical office, outpatient clinics, behavioral health, physical therapy, law firms, financial services, engineering and consulting firms.
Corporate Headquarters	Regional or divisional headquarters for technology, construction, nonprofit, professional services, and financial institutions.
Educational & Training	Trade schools, workforce development programs, tutoring centers, and professional certification facilities.
Event & Entertainment	Wedding venues, banquet facilities, corporate event space, performing arts, and entertainment-oriented concepts.

Artisan / Food & Beverage

Breweries, distilleries, coffee roasting, specialty food production, restaurants, and maker-space concepts.

Hospitality Successor

Restaurant, bar, tavern, or experiential dining and drinking concepts — building infrastructure already configured for this use.

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS — INTERIOR



Interior — taproom / bar area and commercial kitchen



Interior — production / brewery area and cold storage

2017 RENOVATION HIGHLIGHTS

2017 COMPREHENSIVE REHABILITATION — WHAT WAS COMPLETED

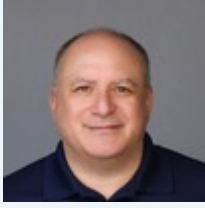
The 2017 renovation was a comprehensive, ground-up rehabilitation of the building envelope, building systems, and accessibility infrastructure. A new owner's capital requirement is limited to **interior tenant improvement work only** — the most expensive and technically complex elements of any commercial renovation have already been completed.

Building Envelope	Full exterior rehabilitation including new facade treatment, windows, roofing, waterproofing, and weatherproofing systems.
ADA Accessibility	Full compliance with Americans with Disabilities Act requirements including accessible entrances, restrooms, pathways, and egress.
Mechanical Systems (HVAC)	Complete replacement of heating, ventilation, and air conditioning systems throughout the building.
Electrical Systems	Full electrical system upgrade including service entrance, panel replacement, distribution, and lighting throughout.
Plumbing Systems	Complete plumbing replacement including supply, waste, and vent systems. Commercial kitchen and bar plumbing infrastructure in place.
Structural & Life Safety	Structural improvements, fire suppression, alarm systems, and emergency egress upgrades completed to code.
Production Infrastructure	Commercial-grade brewing and distilling infrastructure in place including floor drains, utility connections, and cold storage.
Commercial Kitchen	Fully equipped commercial kitchen infrastructure — hoods, fire suppression, gas lines, and stainless equipment in place.

INVESTMENT HIGHLIGHTS

WHY THIS PROPERTY — KEY INVESTMENT HIGHLIGHTS

- ✓ Priced at approximately \$75/SF — well below replacement cost for a renovated CBD asset
- ✓ 2017 comprehensive renovation completed — envelope, systems, and accessibility done
- ✓ Private on-site parking — exceptionally rare competitive advantage for a CBD property
- ✓ CBD zoning — broadest possible use flexibility across medical, office, education, events, and F&B;
- ✓ Prominent street presence with high-visibility frontage on East Maiden Street
- ✓ Walking distance to Washington & Jefferson College, Washington County Courthouse, and Washington Hospital
- ✓ Interior-only capital requirement — new owner avoids the most expensive renovation elements
- ✓ Offered at \$975,000 — central value indication supported by independent analysis



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