

Features, Inclusions and Updates

1206 PA-51, Jefferson Hills PA 15025

BUSINESS:

- Turn-key and includes
 - Complete kitchen (all appliances, pots/pans/cutlery)
 - Tables/chairs, booths, bar stools
 - Prep area equipment
 - 38 year clientele

LIQUOR LICENSE

- Will be renewed May 31, 2025 (Full Restaurant Liquor License)

BUILDING AND PROPERTY

- 4.32 acres (Zoned Commercial and Residential) – See attached aerial plot map
- Building external footprint approx. 4,660sqft
- Building internal layout
 - Full Bar w/ booths (seats approx. 32+ patrons)
 - Dining area (booths, tables/chairs – seats approx. 90 patrons)
 - Banquet Room w/ bar (Lower level)w/ private entrance – seats approx. 70+ patrons (22'x40')
 - Multiple storage areas in lower level
 - Office – main level
 - Restrooms – main level and banquet level
 - Full Kitchen
 - Security System
- Truck Lease (parcel #0660-L-00057). Currently leasing this parcel for large truck parking. \$120/month per truck x 17 trucks. Leases are month to month.
- Authorized Uses – See Jefferson Hills Authorized Uses packet in attachments
- Central A/C and furnace units – approx. 15 years old (serviced annually)
- High visibility and High traffic area. Within 0.5 miles to Jefferson Hospital