



## HOSPITALITY

- 104,070 SF on 39 acres
- 4,000-seat ice rink
- Fitness, restaurant, and event space
- Multiple revenue stream potential

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**RE/MAX SELECT REALTY**

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Connellsville, PA 15425

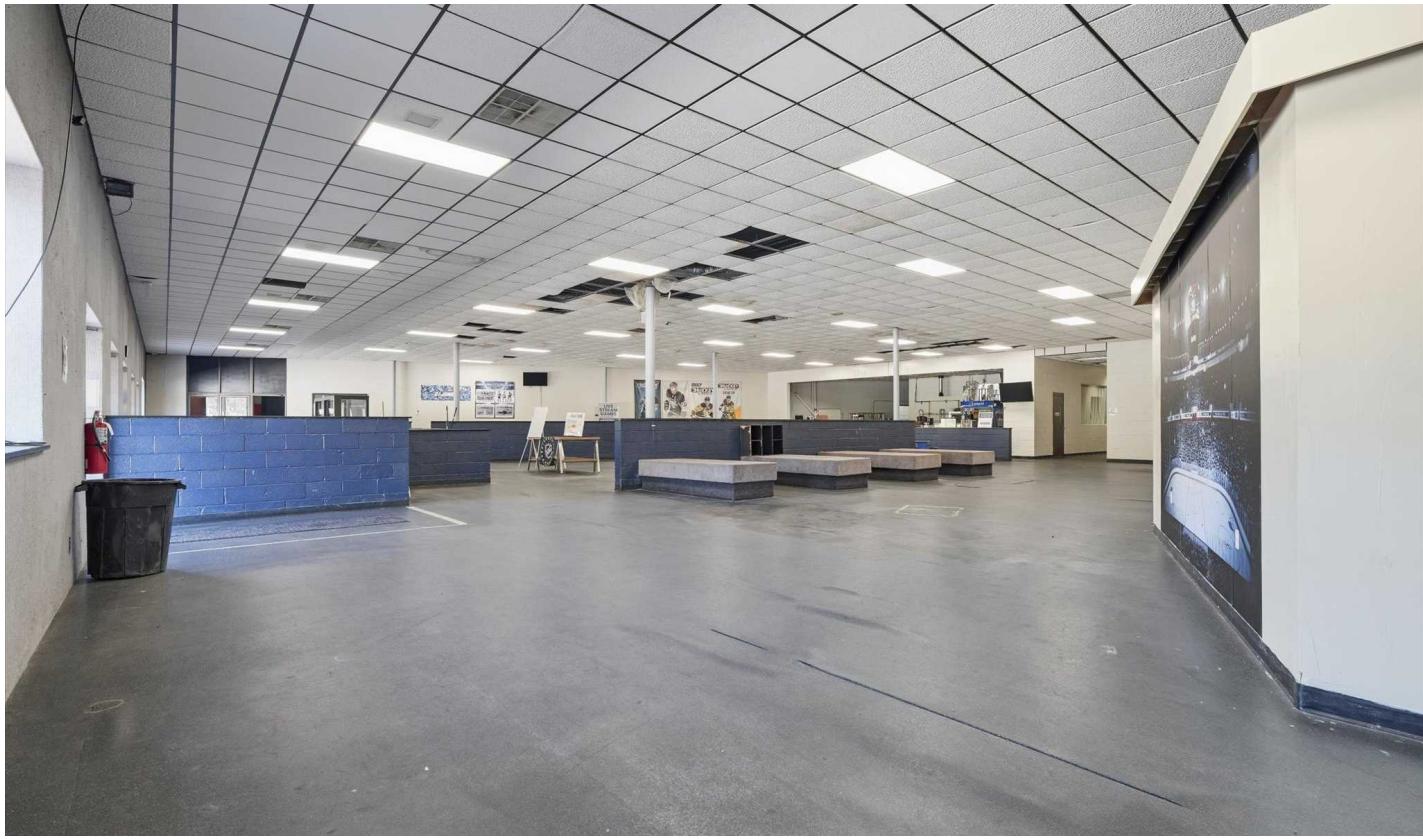


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# PROPERTY SUMMARY

5001 West Crawford Avenue  
Connellsville, PA 15425



## Property Summary

Address1:	5001 West Crawford Avenue
Address2:	Connellsville, PA 15425
Price:	\$1,700,000
APN:	09-24-025501
Building SF:	104,070
Lot Size:	39.0 Acres
Parking Ratio:	1.5/1000
Parking:	150
Year Built:	1995
Zoning:	Entertainment, Recreation

## Property Overview

The Ice Mine in Connellsville is a rare opportunity to acquire a full-scale sports and recreation complex totaling 104,070 square feet on 39 acres. The facility is anchored by a 4,000-seat ice rink designed to host hockey, figure skating, and large-scale events. In addition, the property features a fitness center, restaurant and bar space, event areas, and office facilities, creating diverse revenue opportunities for a new owner. With ample on-site parking and expansive acreage, the property is well-suited for continued recreational use or future expansion to accommodate additional sports and entertainment activities.

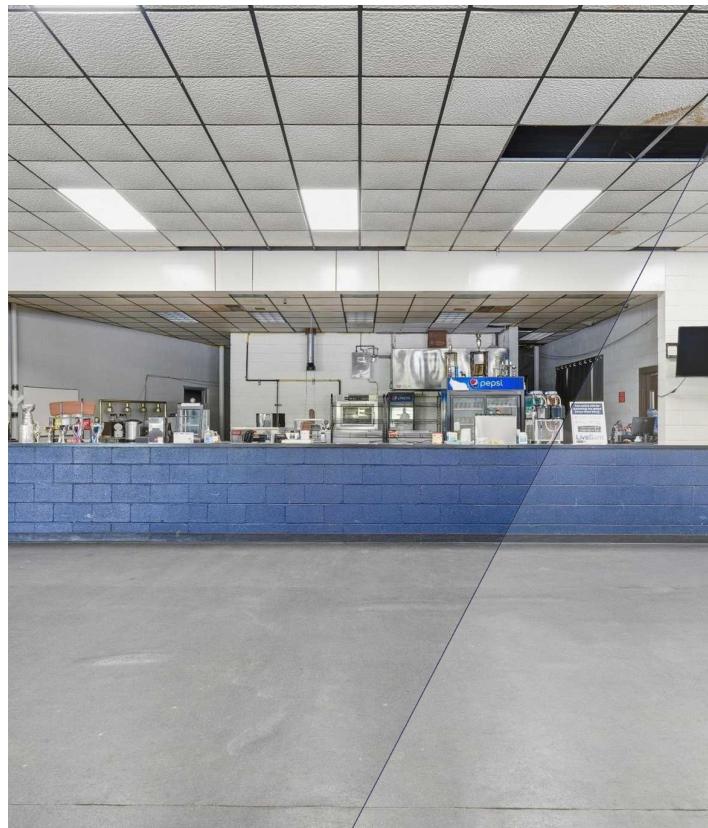
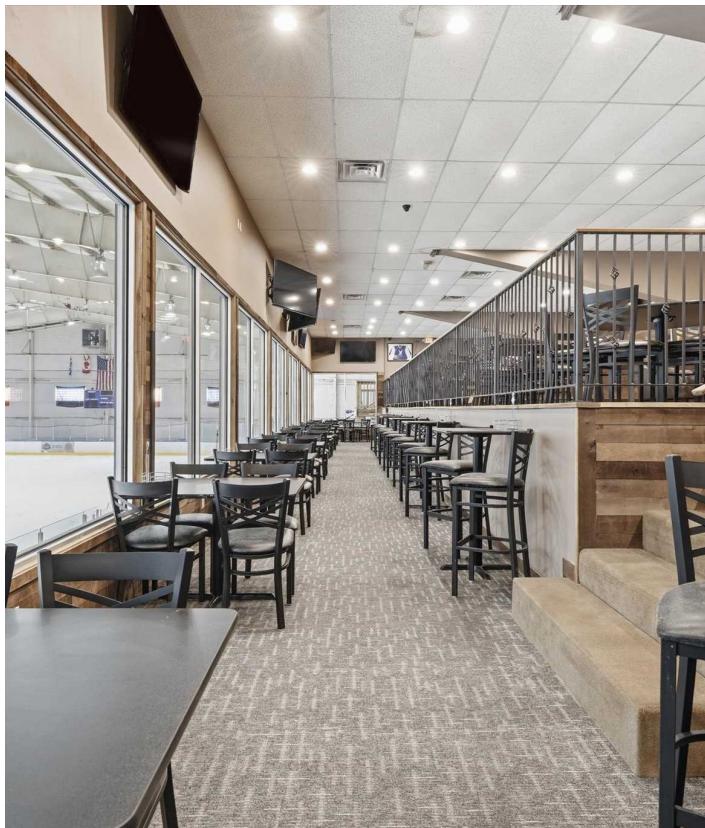
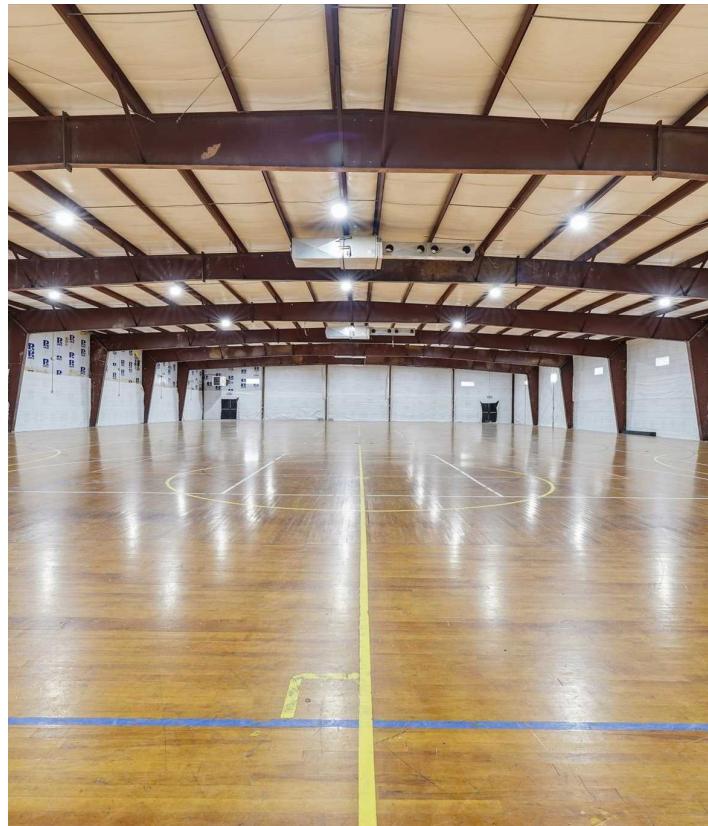
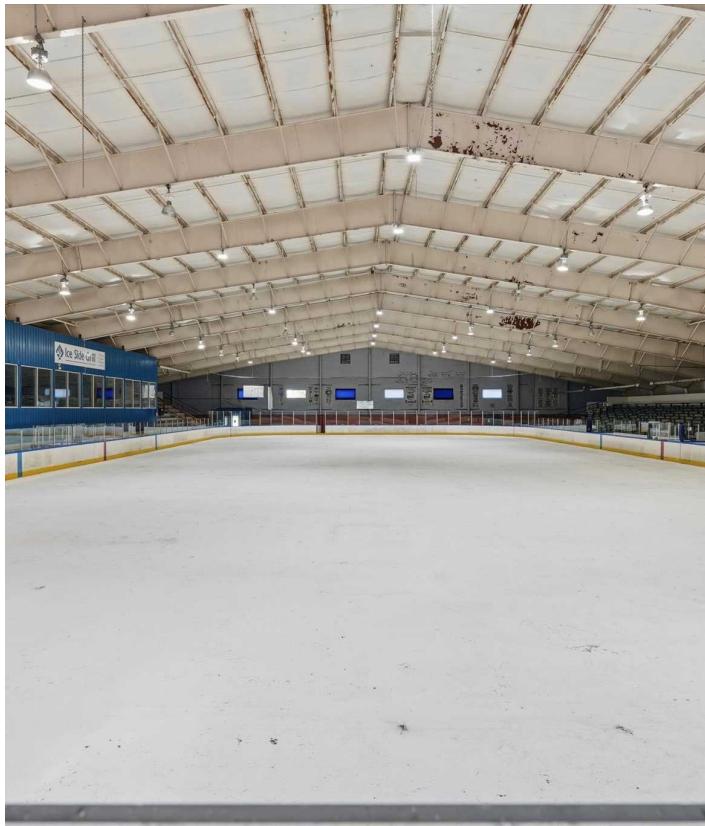
## Location Overview

Situated in Connellsville, the Ice Mine benefits from its regional draw within Fayette County and accessibility from the greater Pittsburgh area. The site's size, amenities, and visibility make it a destination for athletes, families, and event attendees alike. Its combination of indoor facilities and expansive land positions the Ice Mine as a valuable asset for both current use and long-term growth in the sports and recreation sector.

# PROPERTY PHOTOS

ICE MINE

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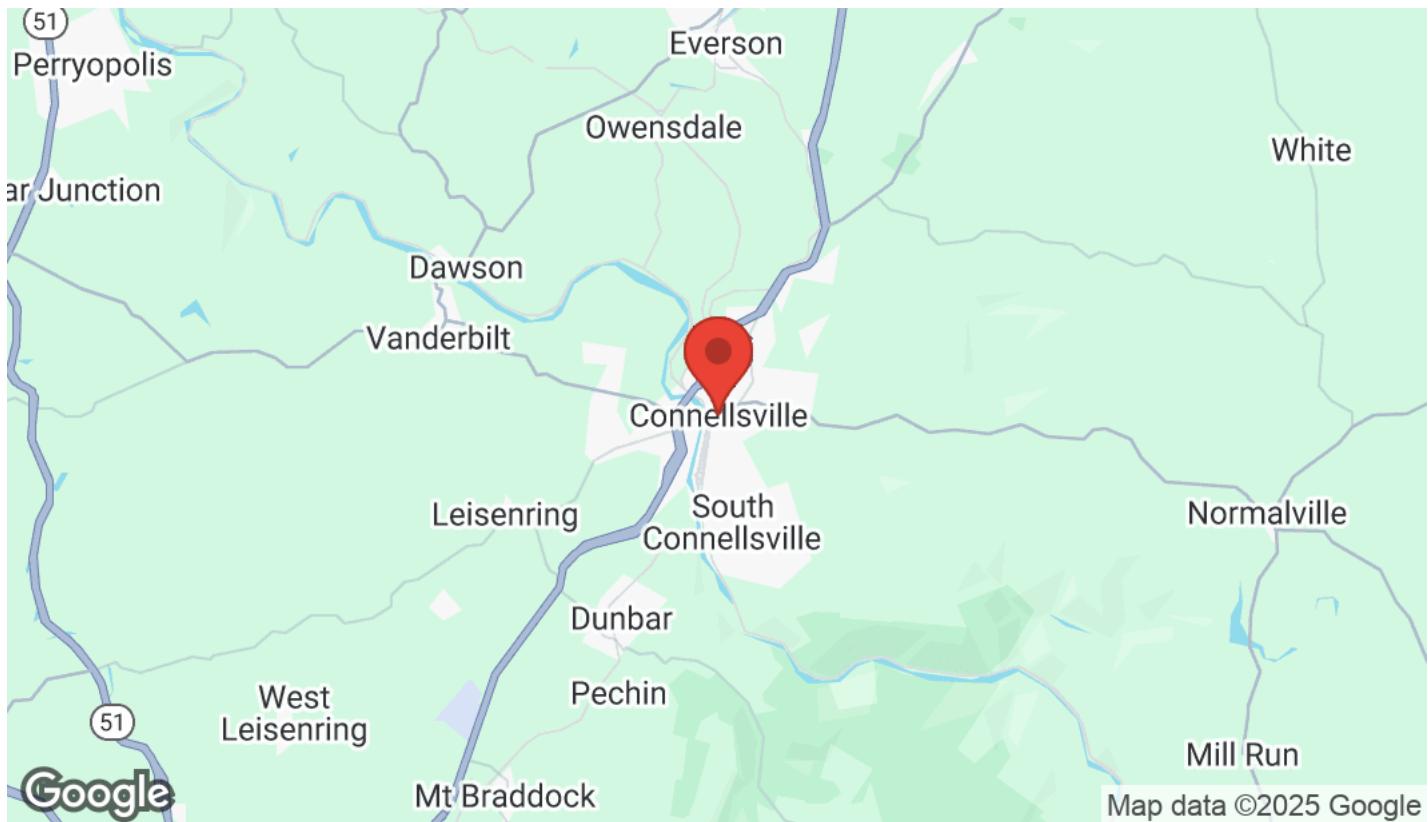


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## LOCATION MAPS



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

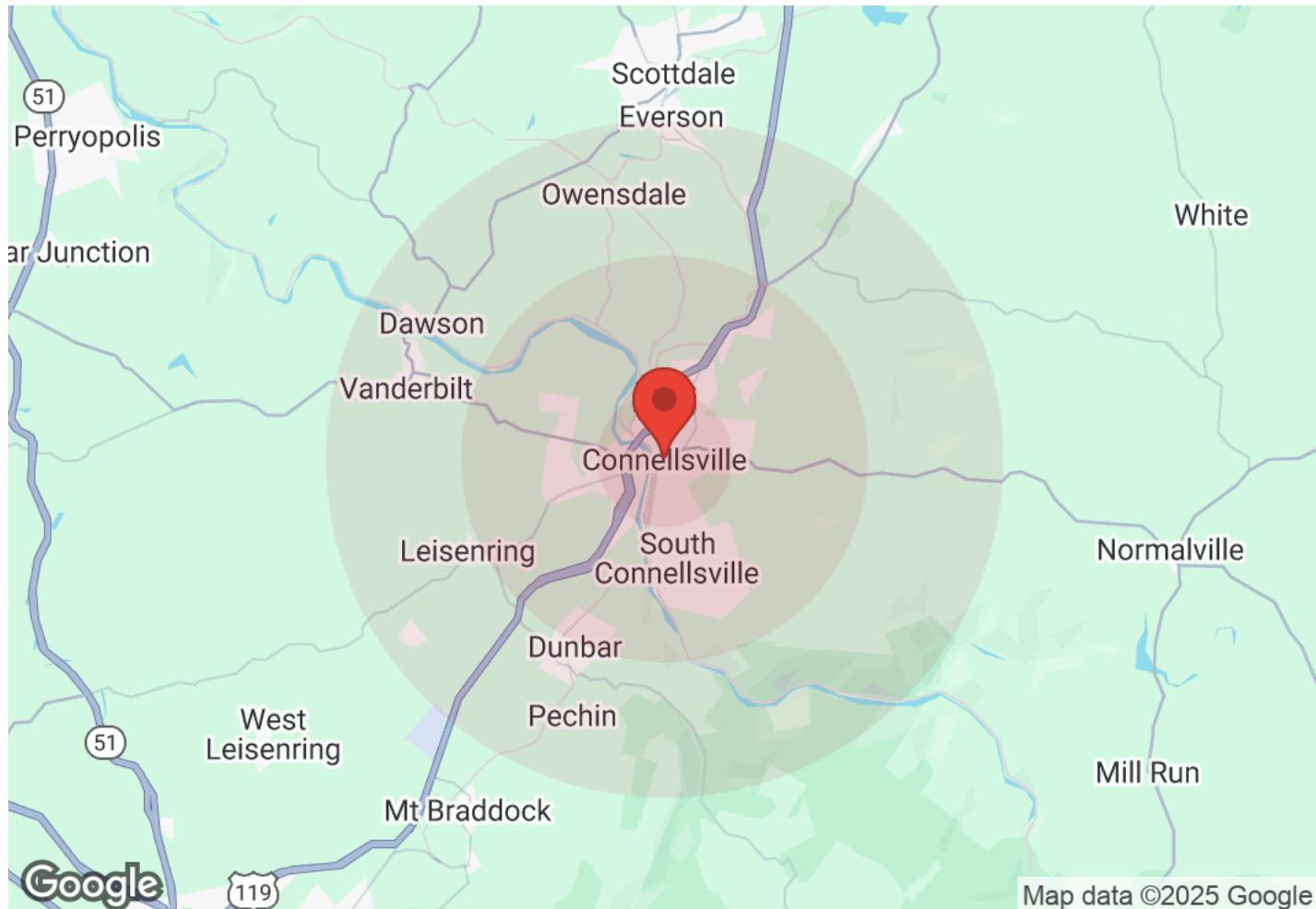
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# DEMOGRAPHICS

ICE MINE

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Population	1 Mile	3 Miles	5 Miles
Male	3,697	7,774	11,356
Female	3,751	7,845	11,333
Total Population	7,449	15,620	22,689

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,172	2,411	3,486
Ages 15-24	859	1,700	2,425
Ages 25-54	2,726	5,550	8,092
Ages 55-64	1,009	2,245	3,307
Ages 65+	1,684	3,712	5,379

Race	1 Mile	3 Miles	5 Miles
White	6,739	14,436	21,105
Black	390	561	701
Am In/AK Nat	4	11	18
Hawaiian	2	5	5
Hispanic	122	201	279
Asian	37	66	88
Multi-Racial	147	330	479
Other	7	12	16

Income	1 Mile	3 Miles	5 Miles
Median	\$51,370	\$53,439	\$55,367
< \$15,000	655	1,158	1,419
\$15,000-\$24,999	448	759	1,074
\$25,000-\$34,999	291	559	777
\$35,000-\$49,999	254	801	1,244
\$50,000-\$74,999	569	1,076	1,592
\$75,000-\$99,999	415	819	1,202
\$100,000-\$149,999	431	1,052	1,577
\$150,000-\$199,999	85	290	527
> \$200,000	223	415	482

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,025	8,172	11,680
Occupied	3,370	6,928	9,895
Owner Occupied	1,804	4,609	6,995
Renter Occupied	1,566	2,319	2,900
Vacant	655	1,244	1,785

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# PROFESSIONAL BIO

5001 West Crawford Avenue  
Connellsville, PA 15425

## ANTHONY DASTA REALTOR®



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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

# DISCLAIMER

ICE MINE

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### RE/MAX SELECT REALTY

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### PRESENTED BY:

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