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The Valley Tavern

September 20, 2025

Overview

This valuation outlines the total market value of **The Valley Tavern**, a landmark bar and restaurant in Seven Valleys, PA. The sale includes the **real estate**, **operating business**, **liquor license**, and **equipment**.

The total asking price is **$2,100,000**, structured as follows:

Real Estate – $925,000

Mixed-use building: 1st floor commercial space; 2nd floor includes two residential units.

Rental Roll:

- Unit A: $1,100/month

- Unit B: $950/month

- **Total Annual Income**: $24,600

Location: 1 Cherry St, adjacent to York Rail Trail.

Valuation Basis: Market comps support a midpoint valuation of $925K.

Business Operations – $715,000

Over **20 years in operation** with strong community presence and strong sales year over year

High foot traffic area; popular for food, bar, and events.

Valued using market multiple of normalized cash flow or SDE (Seller Discretionary Earnings) = **Net Profit + Owner's Salary + Discretionary Expenses + Depreciation + Interest + One-Time Expenses**

Includes **brand goodwill**, menu systems, customer base, and operational continuity.

Liquor License – $400,000

Type: Pennsylvania Class R (Retail Restaurant)

Fully **transferable** and highly sought after.

Scarce in the local area, boosting standalone value.

Equipment – $60,000

Valued at 25% of original purchase cost (resale standard).

Included Items:

- **Bar & Beverage**:

  - Walk-in cooler, beer taps, POS system, sound system

- **Kitchen**:

  - Fryers, stoves/oven, range, hood system, refrigeration, slicer, steamer, broaster, etc

- **Dining & Bar Furniture**:

  - Tables, booths, bar stools (seating for approx. 120+)

- **Technology & Office**:

  - Registers, computers, TVs, security system

- **Miscellaneous**:

  - Lighting, dishware, signage, décor

Component	Value
Real Estate	$925,000
Business	$715,000
Liquor License	$400,000
Equipment	$60,000
Total	**$2,100,000**

Valley Tavern - $2.1M Asset Value Breakdown

Real Estate

44.0%

2.9% Equipment

Business

34.0%

19.0%

Liquor License