



## Former Club 22 Restaurant

FOR SALE

526-528 Monongahela Avenue  
Glassport PA 15045

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# PROPERTY HIGHLIGHTS

## FEATURES:

**526 Monongahela Avenue:** Banquet Hall - 2,500 +/- square feet

One Story block building - Features a renovated open floor plan ideal for events, catering or additional seating. Also features a DJ booth and small bar.

**528 Monongahela Avenue:** Two-Story Building

1<sup>st</sup> Floor: 2,000 sf  
2<sup>nd</sup> Floor: 1,500 sf

Two-Story brick building with basement. Features a fully operational bar and commercial kitchen on the first floor.

Large outdoor eating space as well as a large paved parking lot.

Second floor has the option to be converted into two apartments or used as office space.



## SALE PRICE:

**\$425,000**



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	5,272	46,236	133,923
Median HH Income	\$48,196	\$47,935	\$55,056

