



FOR SALE
HOSPITALITY

ICE MINE

5001 West Crawford Avenue, Connellsville, PA 15425

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



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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.



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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,697	7,764	11,319	Median	\$51,129	\$53,235	\$55,035
Female	3,754	7,840	11,315	< \$15,000	671	1,183	1,452
Total Population	7,451	15,604	22,634	\$15,000-\$24,999	438	739	1,045
				\$25,000-\$34,999	286	556	777
				\$35,000-\$49,999	252	786	1,226
				\$50,000-\$74,999	589	1,117	1,646
				\$75,000-\$99,999	393	774	1,133
				\$100,000-\$149,999	430	1,054	1,577
				\$150,000-\$199,999	82	276	502
				> \$200,000	217	405	473
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,190	2,438	3,520	Total Units	4,020	8,152	11,642
Ages 15-24	871	1,717	2,450	Occupied	3,359	6,888	9,831
Ages 25-54	2,719	5,542	8,083	Owner Occupied	1,809	4,612	6,988
Ages 55-64	1,031	2,286	3,356	Renter Occupied	1,550	2,276	2,843
Ages 65+	1,640	3,621	5,223	Vacant	661	1,264	1,811
Race	1 Mile	3 Miles	5 Miles				
White	6,765	14,476	21,122				
Black	370	532	668				
Am In/AK Nat	4	11	18				
Hawaiian	2	5	5				
Hispanic	120	183	254				
Asian	46	73	100				
Multi-Racial	138	311	453				
Other	6	14	16				

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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.

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