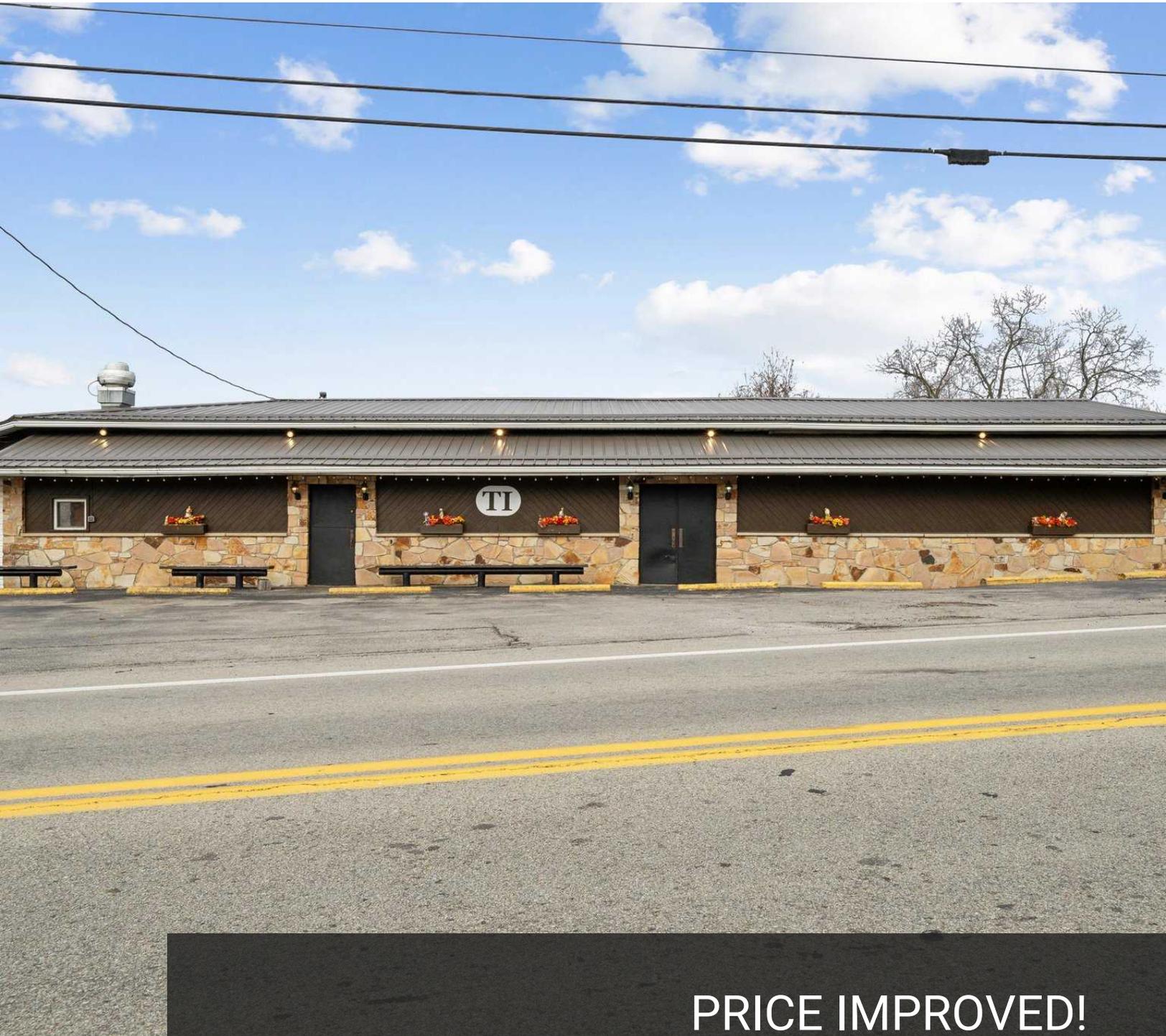


RESTAURANT-BAR-EVENT CENTER FOR SALE

TRADESMEN'S INN

1769 E NATIONAL PIKE SCENERY HILL PA 15360



PRICE IMPROVED!

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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INTRODUCTION

1769 EAST NATIONAL PIKE



NEXT STEPS...

KW Commercial is acting as the exclusive advisor for the Tradesmen's Inn property in the proposed transaction and its fees are paid entirely by the seller. Accordingly, please note that all inquiries and follow-up must be coordinated through KW Commercial and its representatives. Whereas neither Tradesmen's Inn employees nor its customers or competitors are aware of this transaction, no contact with the industry or the Company is permitted without the express written consent of KW Commercial and Tradesmen's Inn shareholders. All buyer visits will be arranged and hosted by a KW Commercial representative.

Those interested in pursuing this transaction should contact KW Commercial at the contact information listed below. All interested parties may be required to submit a short, non-binding term sheet detailing preliminary valuation for Tradesmen's Inn and a suggested deal structure. As appropriate, more detailed discussions involving the seller and a visit will be scheduled later. This process is designed to minimize wasted time for all parties.

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EXECUTIVE SUMMARY

1769 EAST NATIONAL PIKE



OFFERING SUMMARY

PRICE:	\$995,000
REAL ESTATE:	\$495,000 inc.
PARCEL SIZE:	4 acres
BUSINESS VALUATION	\$300,000
FF&E	\$100,000 inc.
PA TYPE R LIQUOR LICENSE	\$85,000 inc.
INVENTORY	\$15,000 inc
BUILDING SF:	2400
PARKING:	80+ vehicles
ZONING	Commercial
SEATING	125

PROPERTY OVERVIEW

KW Commercial is pleased to present a turnkey opportunity to own a restaurant/bar/event center in scenic Western PA. This property represents an ideal situation for an owner/user looking to invest in their own business. The sale includes all real estate (3 buildings a restaurant, residence and rental apartment.) All FF&E, inventory and a PA type-R Liquor License are also part of the sales price. There is ample parking available for customers and the property sits on 4 acres. Please contact Bill Forde or John Fincham for more information or to schedule an on site visit.



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LOCATION & HIGHLIGHTS

1769 EAST NATIONAL PIKE



LOCATION INFORMATION

Building Name: TRADESMEN'S INN
Street Address: 1769 East National Pike
City, State, Zip: Scenery Hill, PA 15360
County: Washington
Market: Pittsburgh
Sub-market: Washington County
Cross Streets: PA-519 & Hwy 40

PROPERTY HIGHLIGHTS

- * Located on a beautiful country road in Washington County. Easy access from I-70 and PA-519.
- * 2400 sq ft restaurant featuring an open floorplan and large bar area with additional tables. There is also a banquet room seating 60 people for private parties.
- * The restaurant incorporates (2) basements totaling 2312 sq ft of additional storage.
- * Outside deck with seating for 24 guests.
- * Large parking lot with space for 80+ vehicles
- * Sale includes all restaurant and kitchen FF&E plus inventory.
- * A PA type R liquor license included in the sale price.
- * There is also a private residence which a new owner could occupy to live on the premises or rent for additional income.
- * An income apartment is currently rented for \$800/month on a month to month basis.

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PROPERTY PHOTOS

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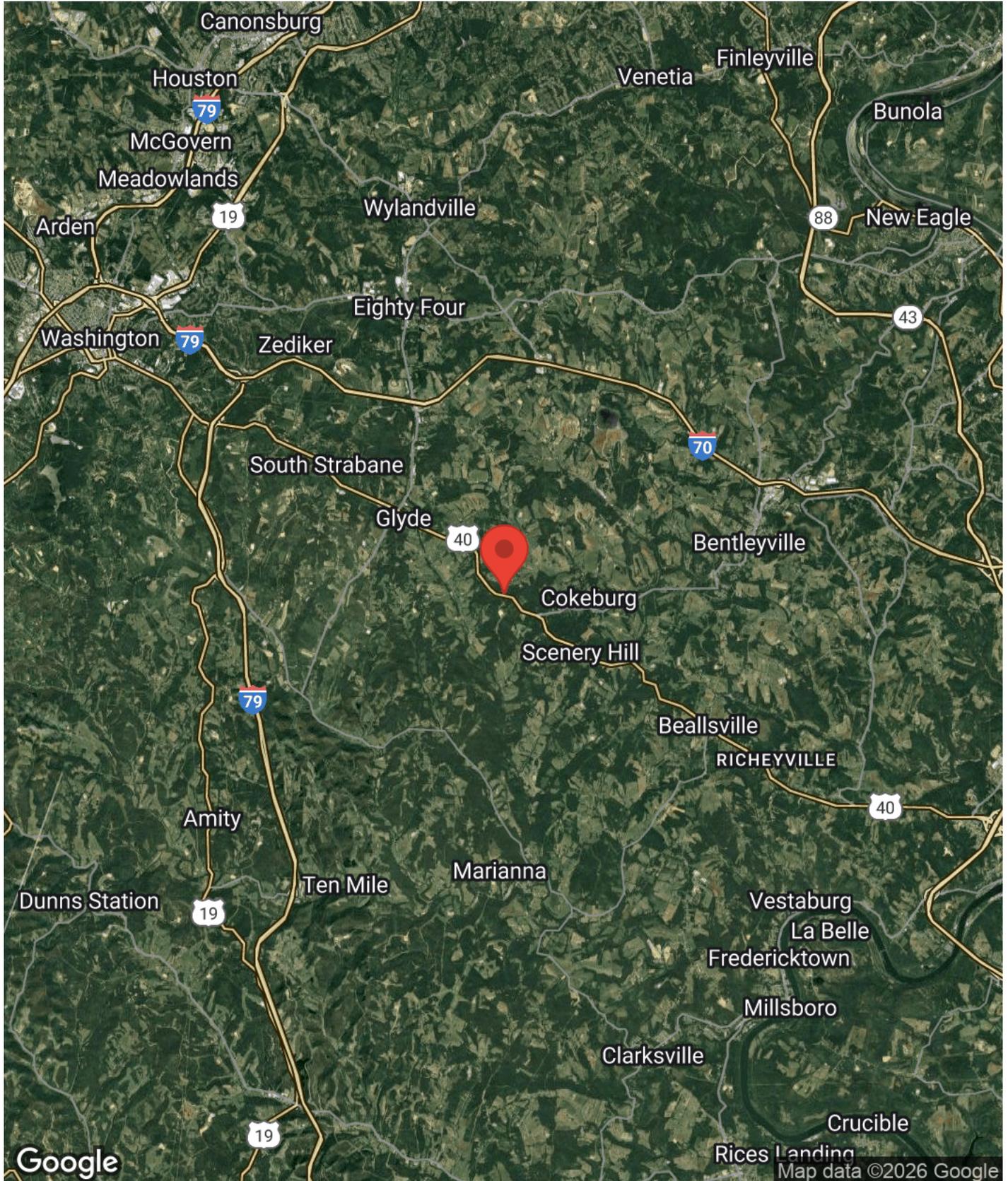
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REGIONAL MAP

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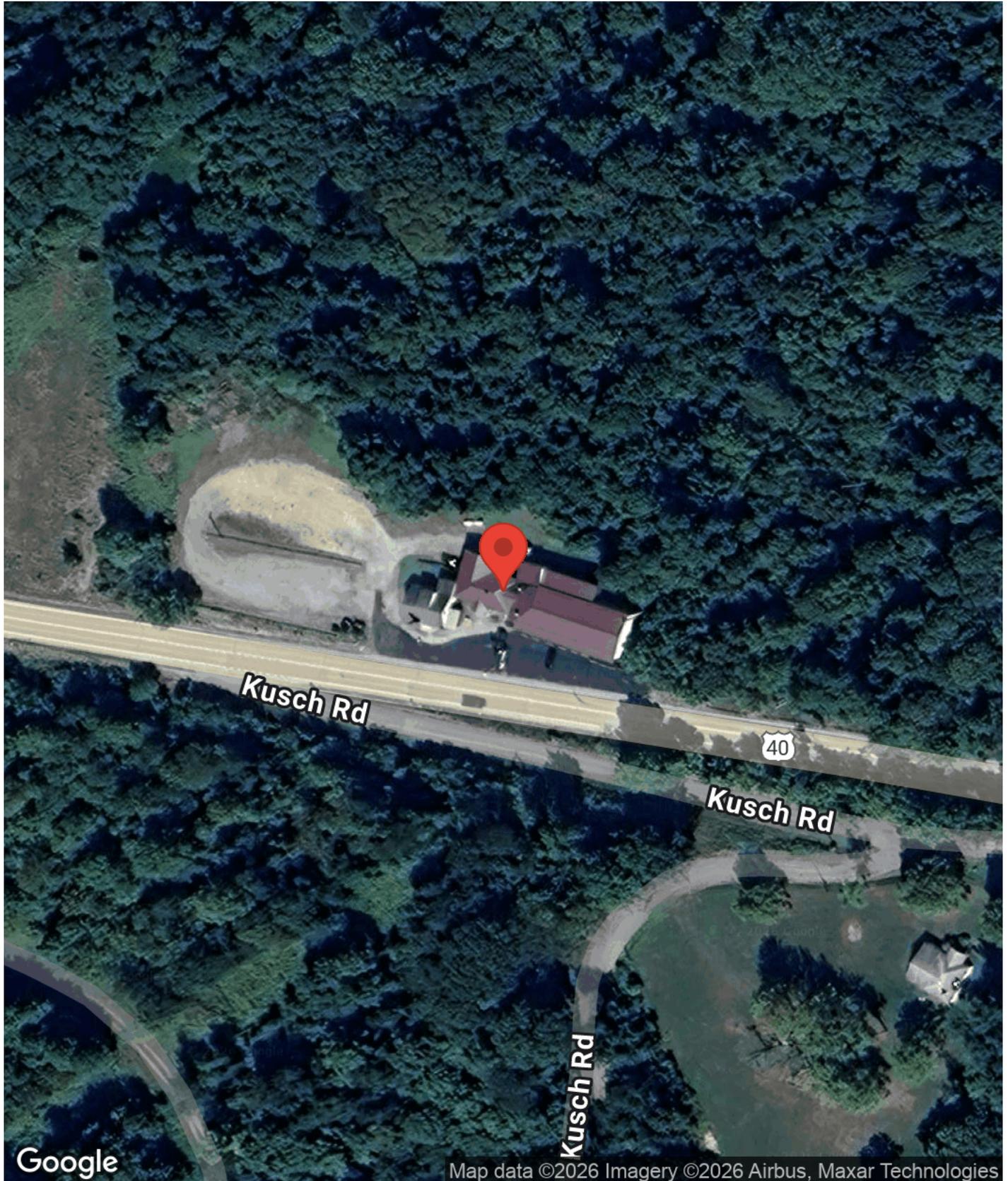
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AERIAL MAP

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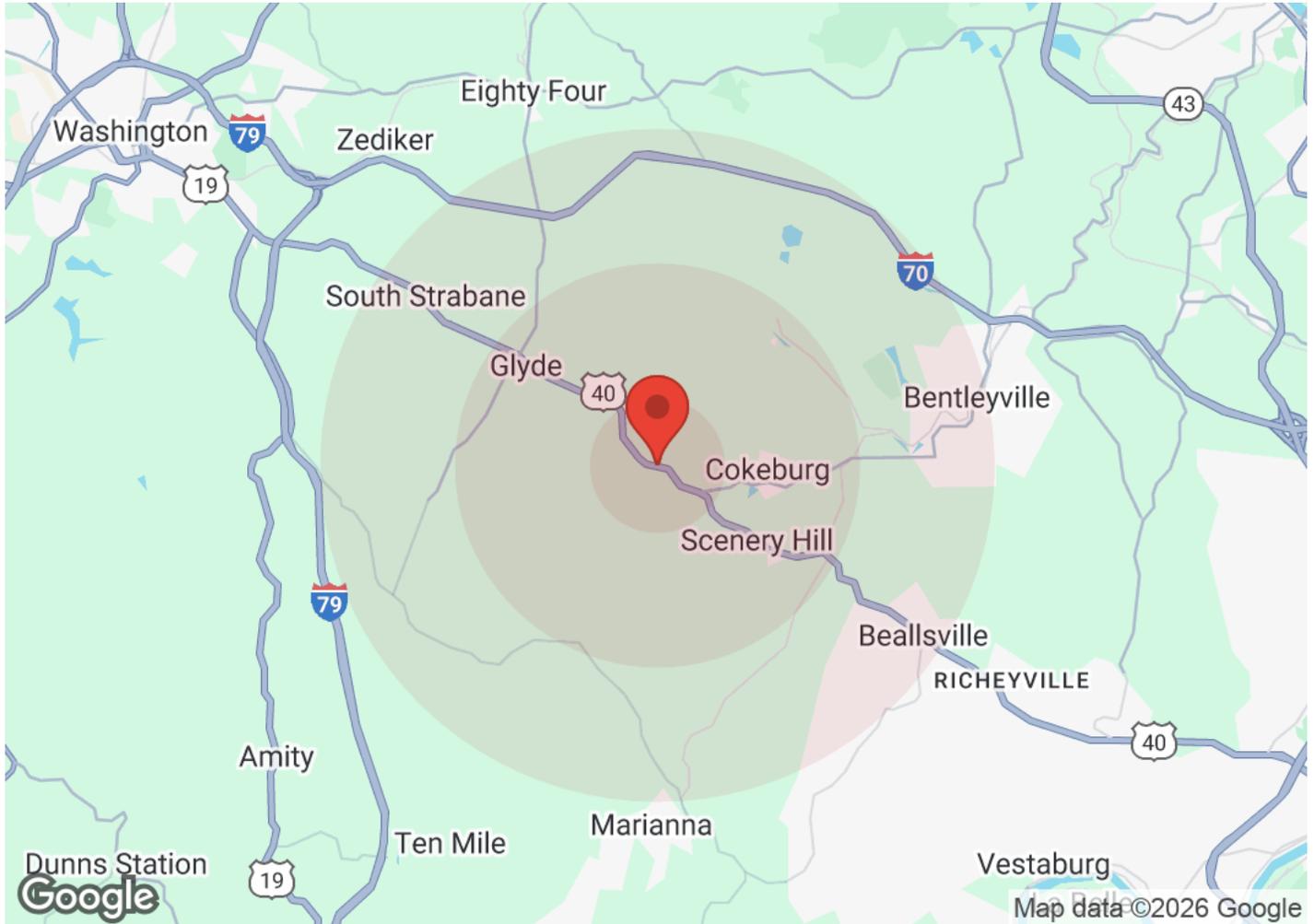
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	149	1,320	4,434	Median	\$96,108	\$73,404	\$71,656
Female	138	1,279	4,315	< \$15,000	3	56	215
Total Population	287	2,599	8,749	\$15,000-\$24,999	7	74	277
				\$25,000-\$34,999	5	107	328
Age				\$35,000-\$49,999	14	141	444
Ages 0-14	42	411	1,382	\$50,000-\$74,999	22	188	703
Ages 15-24	33	269	859	\$75,000-\$99,999	12	123	423
Ages 25-54	99	929	3,094	\$100,000-\$149,999	26	186	701
Ages 55-64	48	390	1,311	\$150,000-\$199,999	24	165	411
Ages 65+	66	599	2,102	> \$200,000	9	77	275
				Housing			
Race				Total Units	140	1,276	4,279
White	278	2,505	8,329	Occupied	122	1,119	3,779
Black	3	20	120	Owner Occupied	102	886	2,911
Am In/AK Nat	N/A	1	8	Renter Occupied	20	233	868
Hawaiian	N/A	N/A	N/A	Vacant	18	157	500
Hispanic	N/A	15	68				
Asian	1	11	58				
Multi-Racial	4	47	157				
Other	N/A	1	9				

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