

**OFFERING MEMORANDUM**

**Mt. Washington Restaurant/  
Bar with Real Estate**

**123 SHILOH ST**

Pittsburgh, PA 15211

**PRESENTED BY:**

**ANDREAS KAMOUYEROU,  
CCIM**

Senior Advisor

O: 412.535.8062

C: 724.825.0888

[andreas.kamouyerou@svn.com](mailto:andreas.kamouyerou@svn.com)

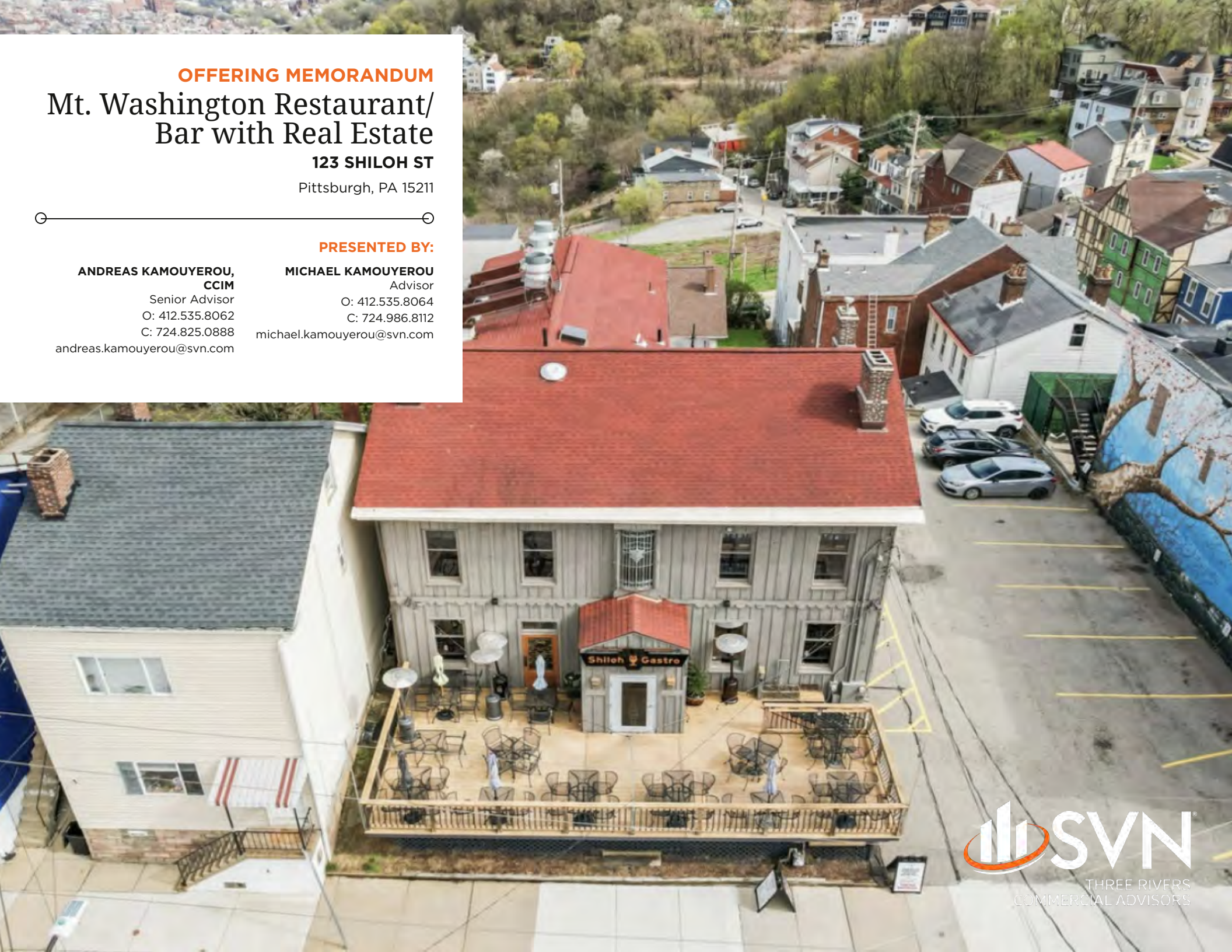
**MICHAEL KAMOUYEROU**

Advisor

O: 412.535.8064

C: 724.986.8112

[michael.kamouyerou@svn.com](mailto:michael.kamouyerou@svn.com)



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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An aerial photograph of a property featuring a large building with a red roof. To the right of the building is a paved parking lot with yellow lines, containing three vehicles: a white SUV, a dark sedan, and a white sedan. The surrounding area includes other buildings, trees, and a blue fence on the right side.

## SECTION 1 Property Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	7,125 SF
LOT SIZE:	8,720 SF
PRICE / SF:	\$105.26
ZONING:	LNC
MARKET:	Pittsburgh
SUBMARKET:	Mt Washington

PROPERTY OVERVIEW

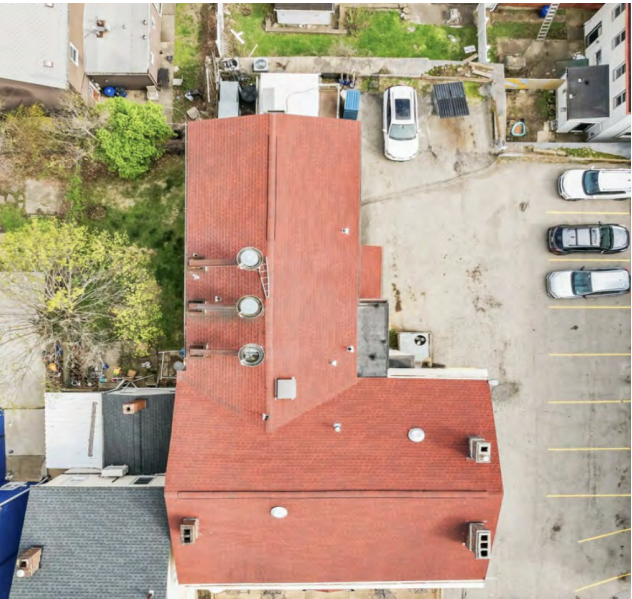
SVN Three Rivers Commercial Advisors is pleased to present 123 Shiloh St, Pittsburgh, PA 15211, a rare investment and owner-user opportunity in the vibrant Mt. Washington submarket of Pittsburgh. This iconic property occupies a highly visible corner on Shiloh Street, one of the neighborhood’s most trafficked pedestrian and nightlife corridors and is well-positioned to benefit from strong local demand and steady foot traffic.

PROPERTY HIGHLIGHTS

- Liquor license sold separately
- Sale includes all fixtures, furniture and equipment
- Rare onsite parking lot consisting of 14 spaces
- Fully equipped bar with 16 beer taps
- Banquet room can be rented out for parties and events
- Spacious outdoor deck consisting of 40 additional seats



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS | FIRST FLOOR





ADDITIONAL PHOTOS | SECOND FLOOR





EQUIPMENT LIST

Description	Size (width)	Location	Make	Model
Refrigeration/Hot Equipment				
Range, 6 Burner, Natural Gas	36"	Kitchen Line, Back Wall	Vulcan	Unsure
Range, 6 Burner, Natural Gas	36"	Kitchen Line, Back Wall	Imperial	Unsure
Infrared Broiler/Grill, 3 burner, Natural Gas	36"	Kitchen Line, Back Wall	Southbend	Unsure
Griddle, 4 burner, Natural Gas	48"	Kitchen Line, Back Wall	Unsure	Unsure
Convection Oven, Natural Gas	36"	Kitchen Line, Back Wall	Southbend	
Chef Base	82"	Kitchen Line, Back Wall	Beverage Air	WTRC82
Deep Fryer	15"	Kitchen Line, Back Wall	Pitco	
Deep Fryer	15"	Kitchen Line, Back Wall	TriStar	
deep Fryer	15"		Vulcan	
Prep Cooler, Line, Small	27"	Kitchen Line, Back Wall	true	TSSU-27-08
Freezer, Upright, 1 Door	24"	Kitchen Line, Back Wall	Atosta	EDRF-23
Salad/Sandwich Prep Cooler, 1 Door, 2 Drawer	48"	Salad Line	Hoshizaki	CRMR48-12D2
Salad Cooler, Base Unit, 2 Door	60"	Salad Line	Victory	VUR-60-SBS
Deli Slicer, Commercial, Automatic		Salad Line		
Mcrowave Oven, Commercial	19"	Salad Area		
Freezer, Line, Upright	24"	Kitchen, Back Wall	true	T-23F
Freezer, Upright, 2-Door	48"	Opposite Walk In	true	T-49F
Walkin, Kitchen, Not Christopher	4'x6'	Compressor Unit Basement	Multiple	Multiple
Pizza Prep Cooler, 3 Door	72"	Kitchen Hot Line	Turbo-Air	TST-72SD-30
Steam Table, Hot holding well, 3 Bay	46"	Kitchen Hot Line	Vollrath	38003 (unsure?)
Prep Cooler, Line, Small	27"	Kitchen Line, Back Wall	true	TSSU-27-08
Beer Reach In Cooler, Display, 3 Door, Glass	72"	Back Bar		
Beer Reach In Cooler, Display, Sliding 2 Door, Glass	48"	Back Bar	true	TBB2448GS
Walkin, Beer	4'x8'	Basement	Heatcraft	MOH008D72CFT
Walkin, Outside	10'x10'	Above Unit		
Draft Line Chiller		Basement	Micromatic	
Freezer, Basement, Chest (3)		Basement	Residential	
Ice Machine		Basement	Manitowoc	IY0606A-261
Ice Machine		Basement	Manitowoc	SY0454A



EQUIPMENT LIST CONT.

Description	Size (width)	Location	Make	Model
<b>A/C Equipment</b>				
HVAC Package Unit		Parking Lot		
Condenser, Split System, Bar Unit (mini split)		On top of Make up Air Unit		
Condenser, Split System, Kitchen Unit (mini split)		behind Building		
Condenser, Second Floor		Behind Building		10AJB60A05
Condenser, Banquet Room, 1st Stage		Rear Retaining Wall	ICP	N2A336AKA200
Condenser, Banquet Room, 2nd Stage		Rear Retaining Wall	United Refrig	2A7547
<b>Miscellaneous</b>				
Dishwasher	24"	Dishpit		
Custom 16Tap Draft Tower				
Aloha System, 4 Terminal, 1 Server, 5 Printer			Aloha	
Upserve by Lightspeed. 2 ELO terms,2 iPad terms, 2 thermal, 2 bond printers			Bunn	
Coffee Brewer (small)			Bunn	
Flat Panel Television 50" x 2	50"		Panasonic	
Flat Panel Television 60"	60"			
Flat Panel Television 42"				
Stereo Cabinet, with equipment				
Various Sqpeakers, throughout building.				
Kyocera Color Printer		Office		
Sign				
Banquet seating				
Dining Room: 82 seats and tables				
Patio furniture				
Various smallwares; china, glassware, kitchen				
Goodwill				

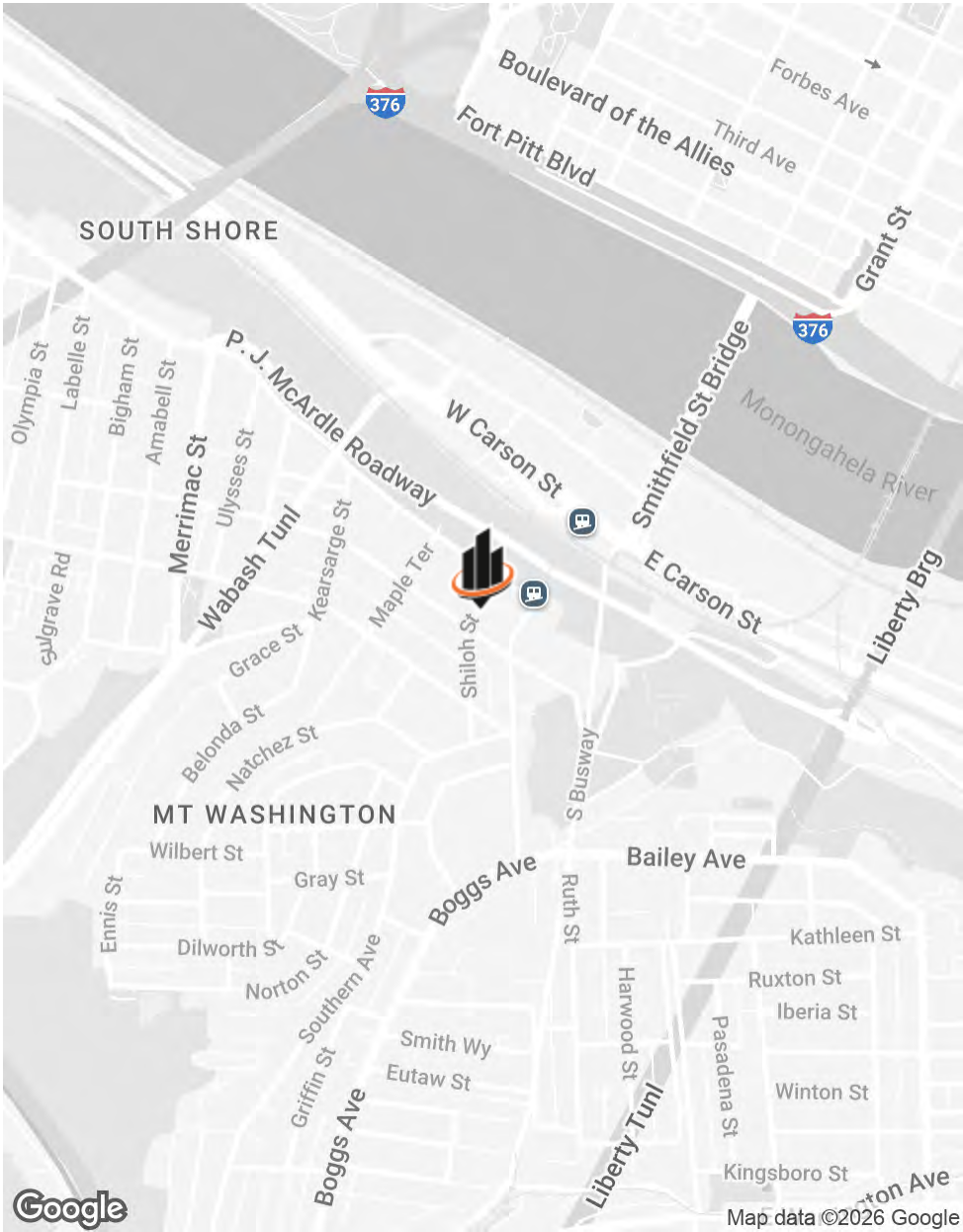
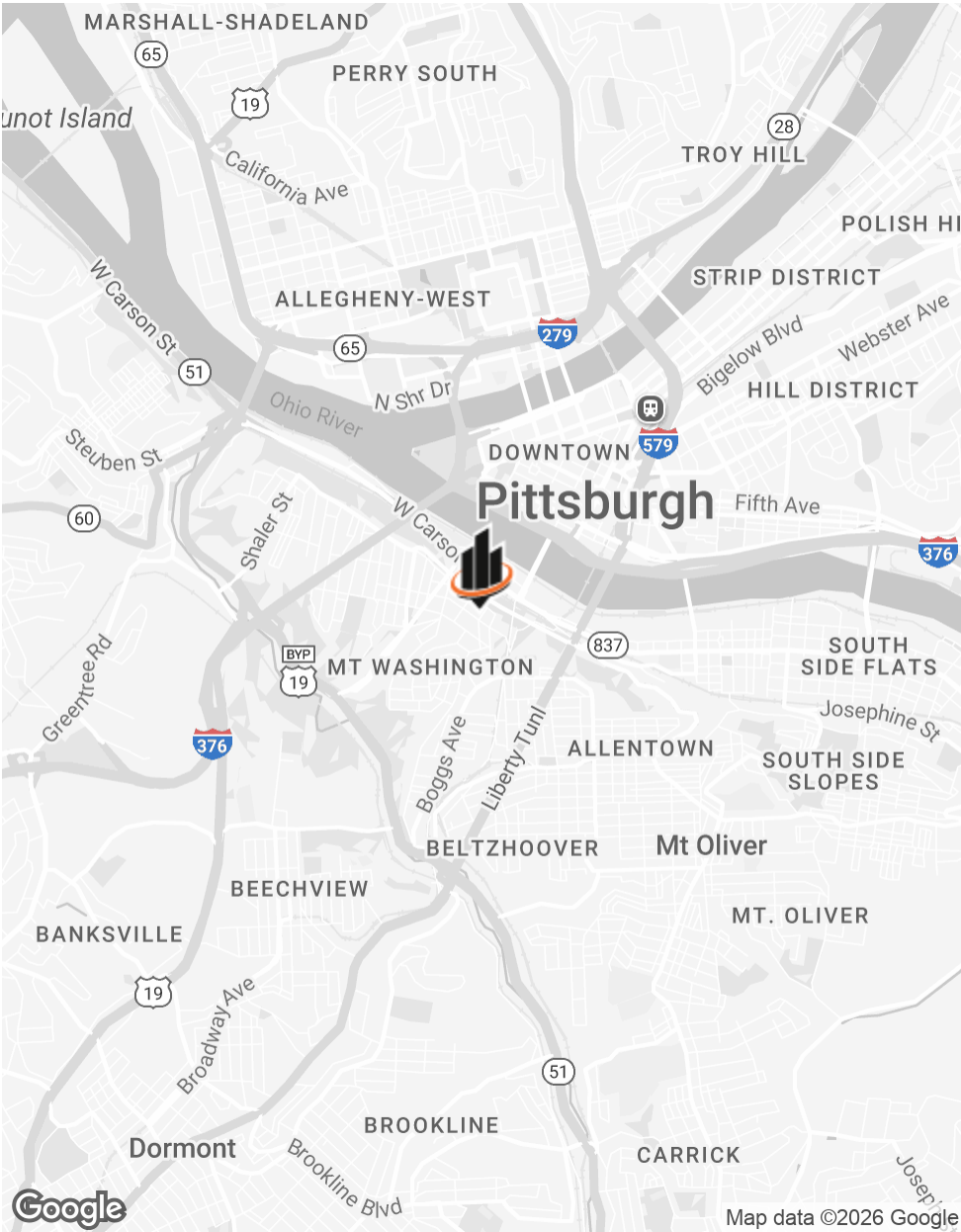




**SECTION 2**  
Location  
Information



LOCATION MAPS





RETAILER MAP





PARCEL MAP





DEMOGRAPHICS MAP & REPORT

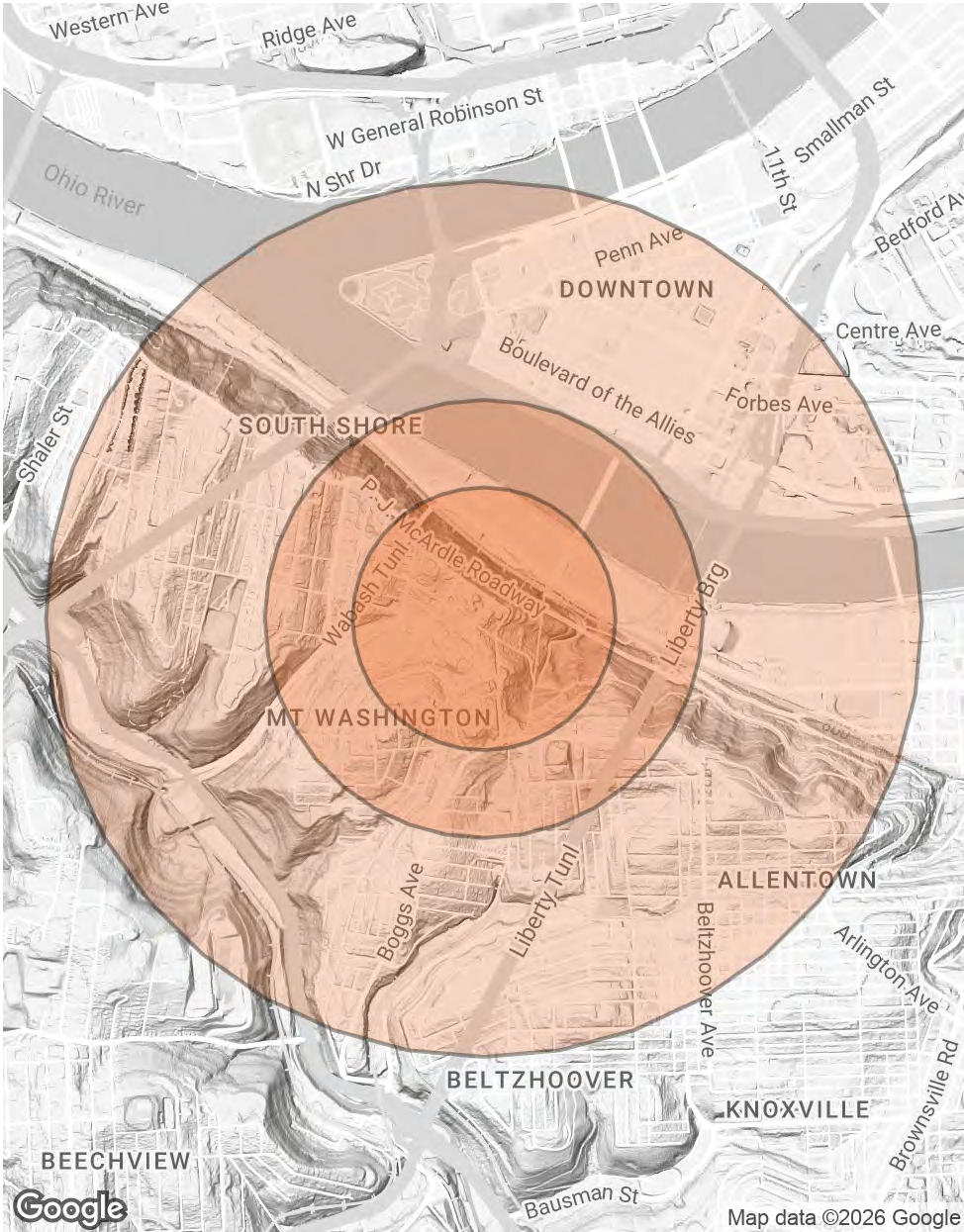
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,349	4,714	22,841
AVERAGE AGE	40	40	37
AVERAGE AGE (MALE)	39	40	37
AVERAGE AGE (FEMALE)	42	41	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,340	2,576	9,425
# OF PERSONS PER HH	1.8	1.8	2.4
AVERAGE HH INCOME	\$92,354	\$96,899	\$98,833
AVERAGE HOUSE VALUE	\$246,935	\$239,727	\$307,874

Demographics data derived from AlphaMap





## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

### MT. WASHINGTON

Mount Washington is a neighborhood in Pittsburgh’s south city area. It is known for its steep hill overlooking the Pittsburgh skyline, which was rated the most beautiful vista in America by USA Weekend; its funiculars, the Duquesne and Monongahela Inclines, which are the oldest continuous inclines in the world; and for the row of upscale restaurants paralleling the crest of Mount Washington, the hill upon which the community sits.





**PRESENTED BY:**

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# Andreas Kamouyerou, CCIM

Senior Advisor  
O: 412.535.8062  
C: 724.825.0888  
[andreas.kamouyerou@svn.com](mailto:andreas.kamouyerou@svn.com)

# Michael Kamouyerou

Advisor  
O: 412.535.8064  
C: 724.986.8112  
[michael.kamouyerou@svn.com](mailto:michael.kamouyerou@svn.com)