

OFFERING MEMORANDUM

Mt. Washington Restaurant/ Bar with Real Estate

123 SHILOH ST

Pittsburgh, PA 15211

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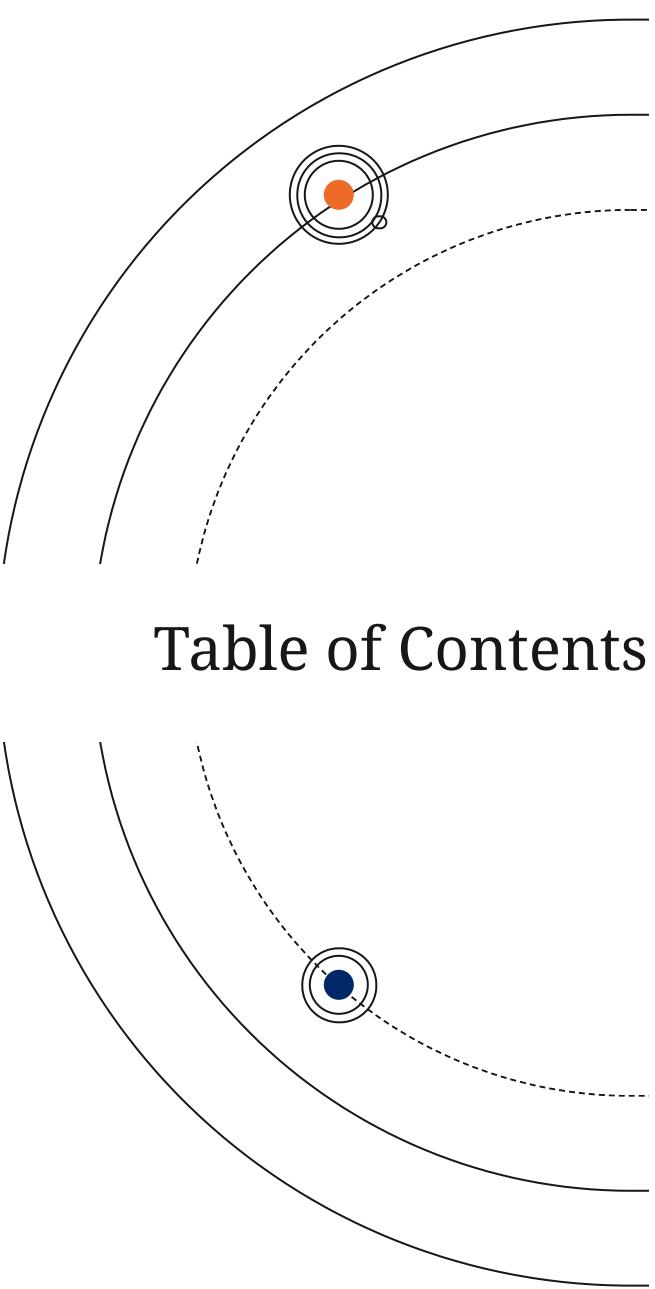


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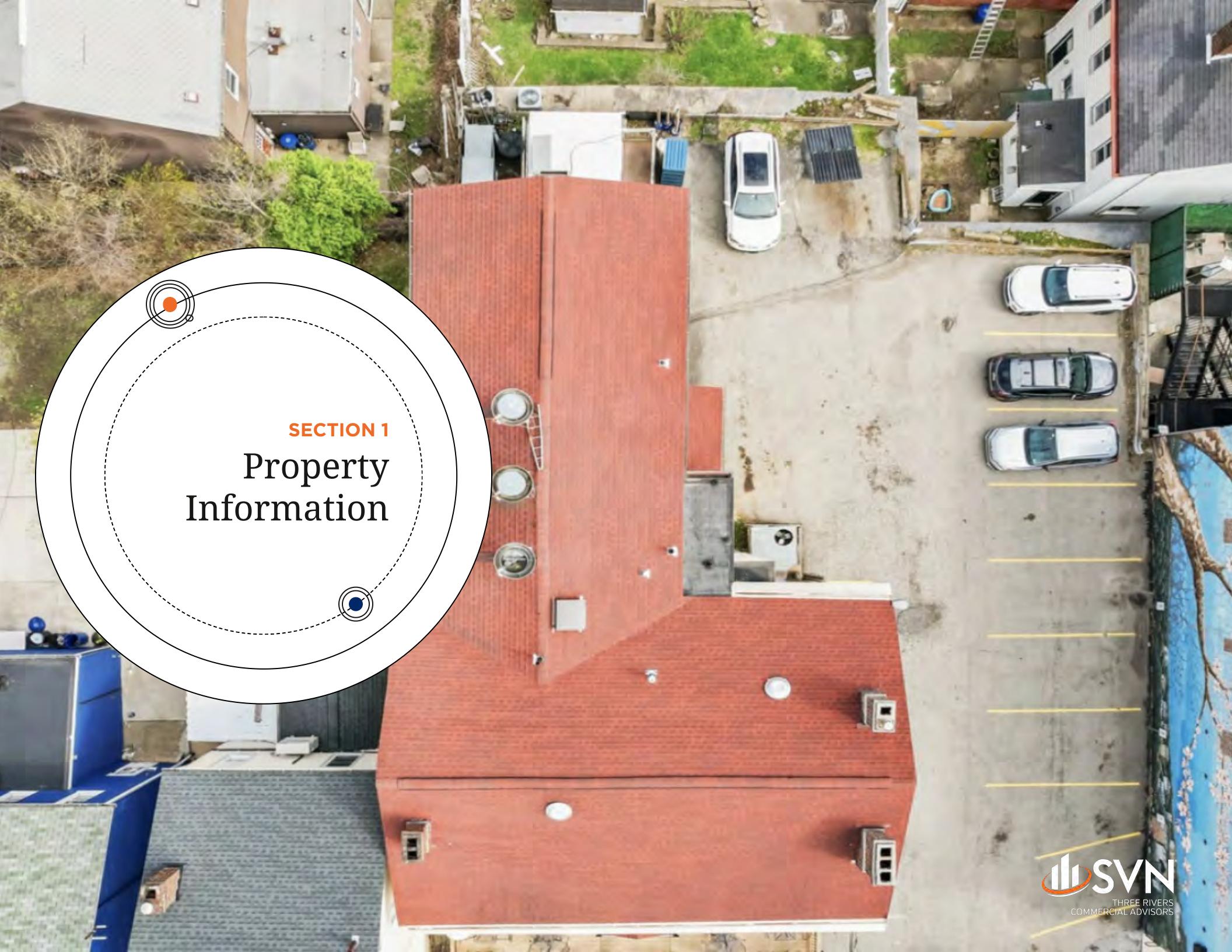
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SECTION 1

Property Information

EXECUTIVE SUMMARY



Map data ©2026 Google

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 |

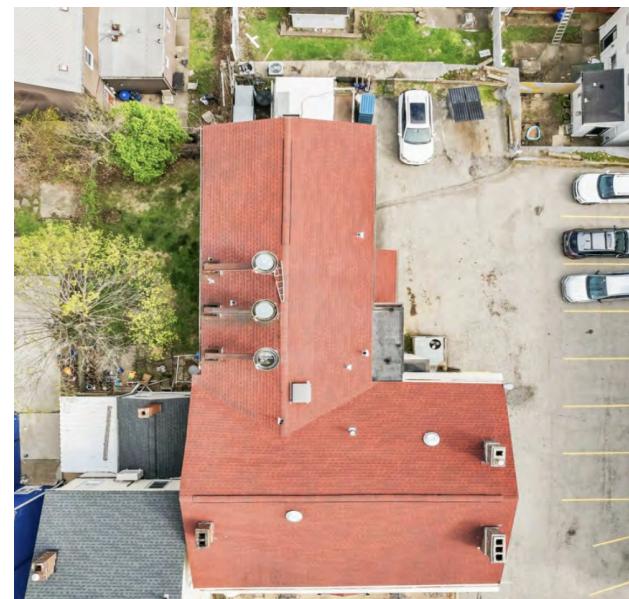
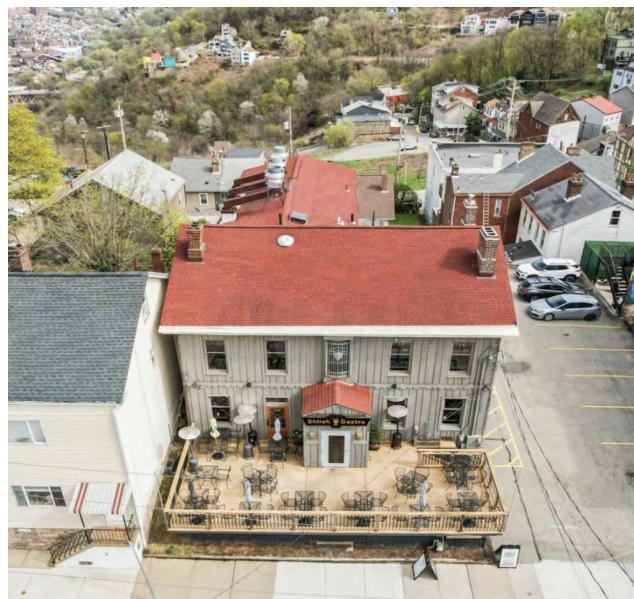
PROPERTY OVERVIEW

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

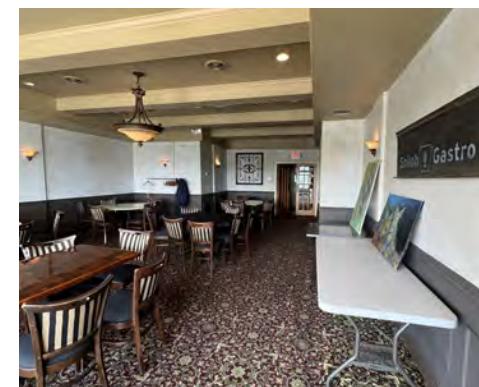
ADDITIONAL PHOTOS



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 |
|--|--------------|----------------------------|---------------|--------------|
| A/C Equipment | | | | |
| 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 |

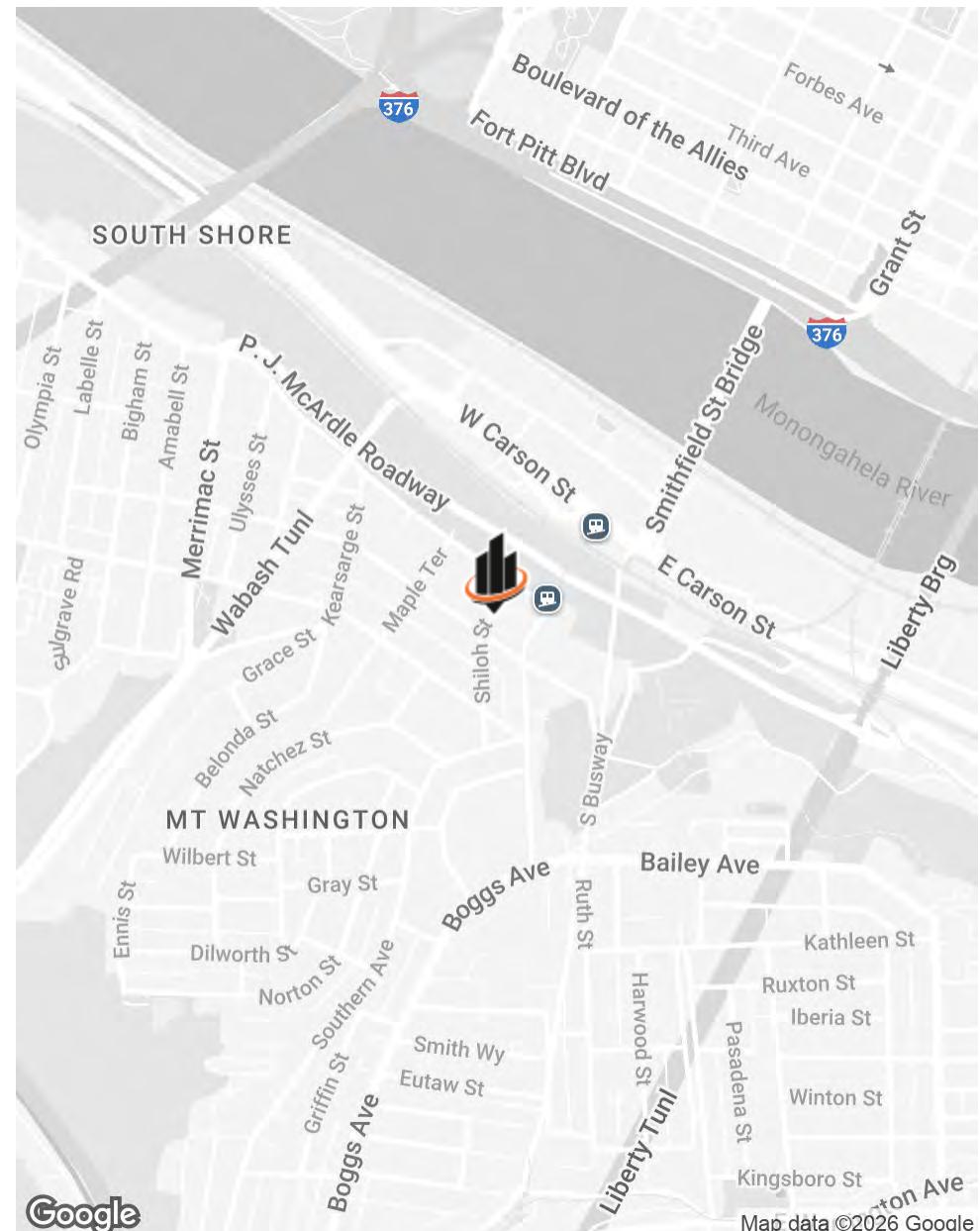
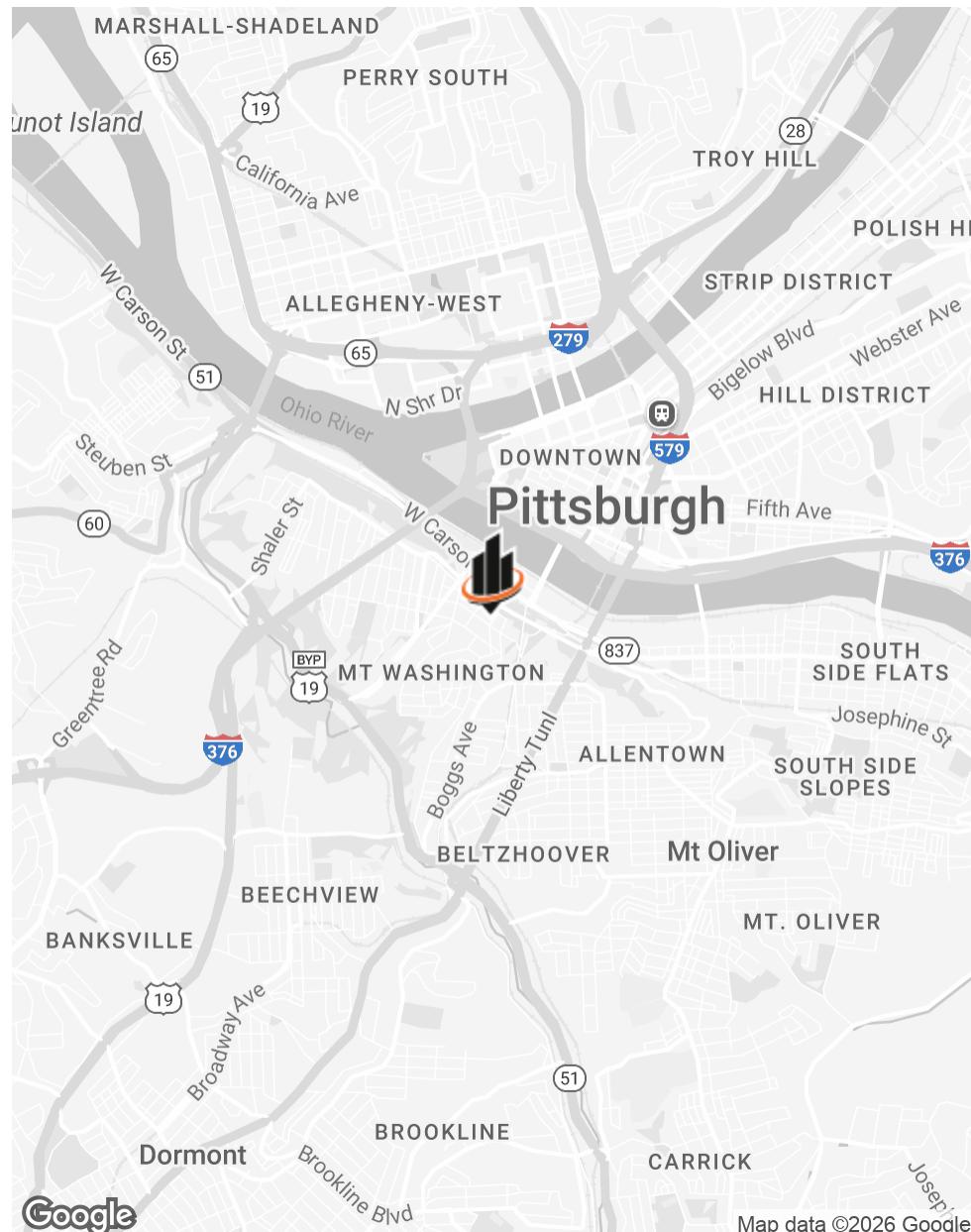
Miscellaneous

| | | | |
|--|-----|---------|-----------|
| 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



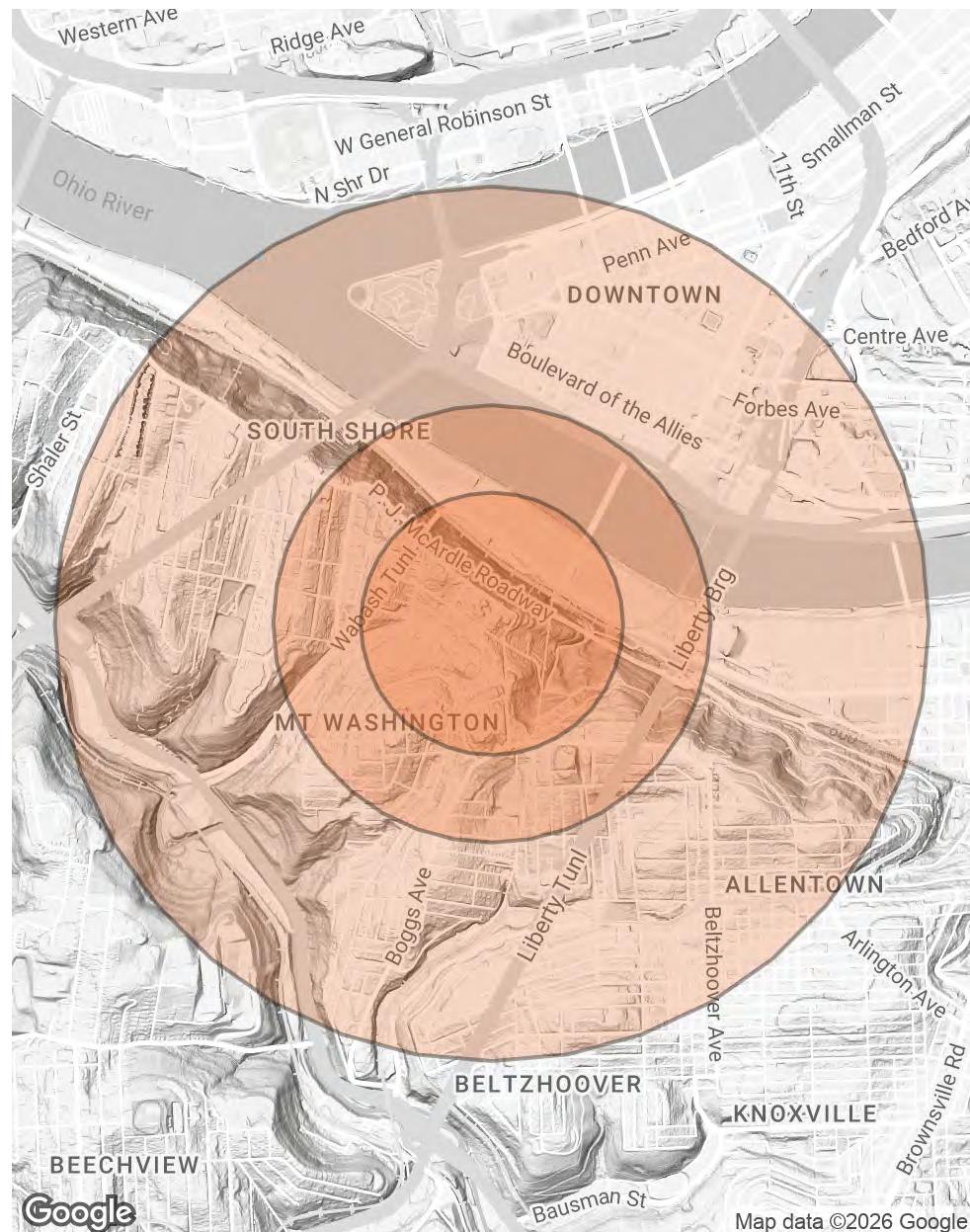
PARCEL MAP



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



Map data ©2026 Google

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.



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