

RESTAURANT-BAR-EVENT CENTER FOR SALE

TRADESMEN'S INN

1769 E NATIONAL PIKE SCENERY HILL PA 15360



BEST VALUE IN WASHINGTON PA!

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102



Each Office Independently Owned and Operated

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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

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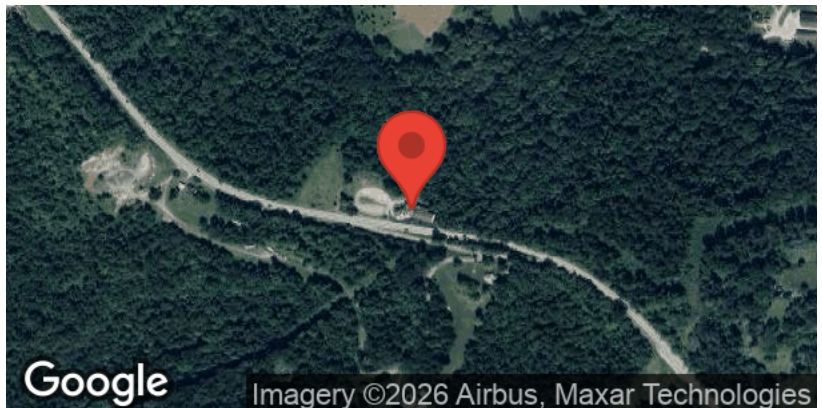


OFFERING SUMMARY

PRICE:	\$875,000
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 incredible value with a recent price improvement 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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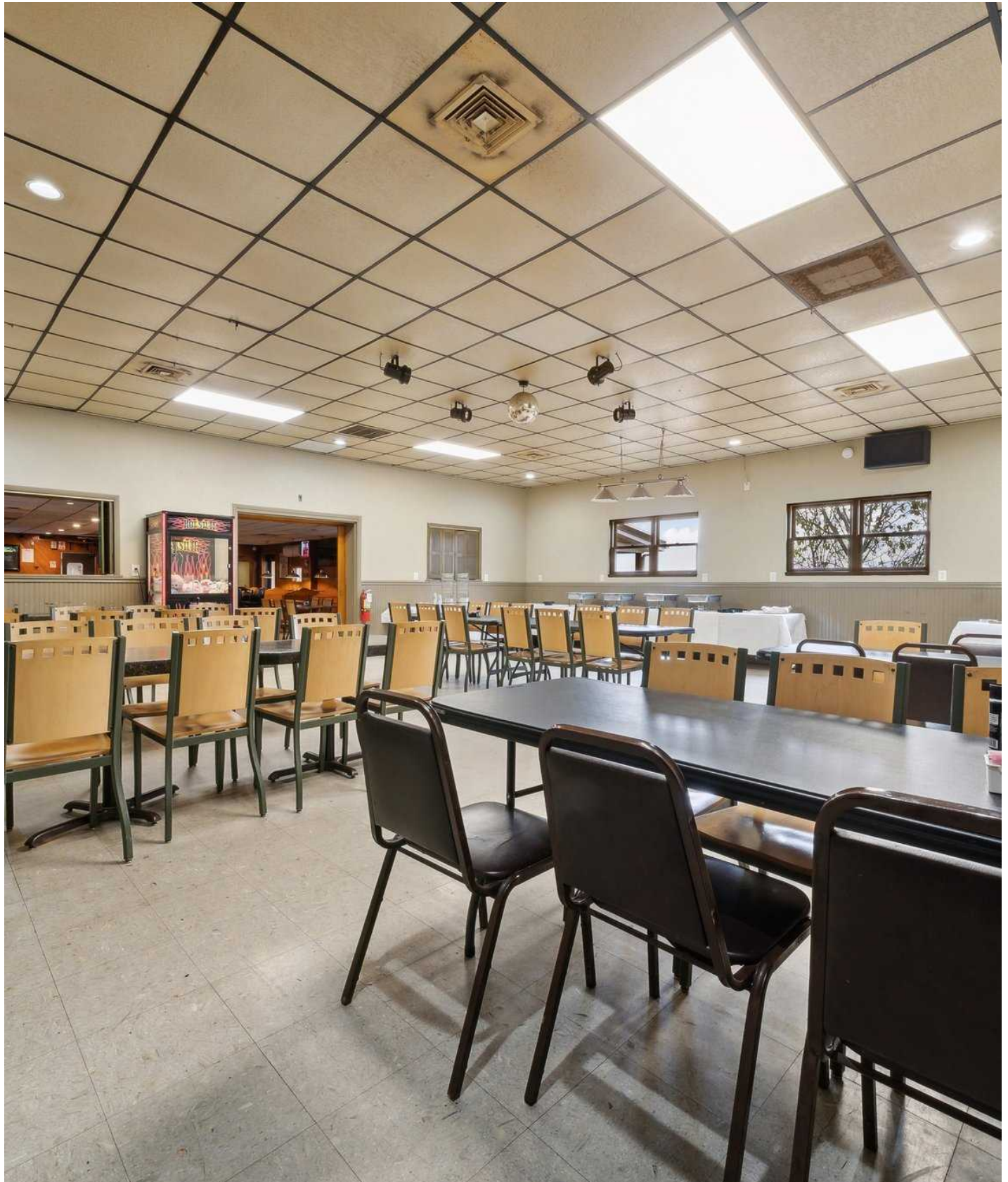
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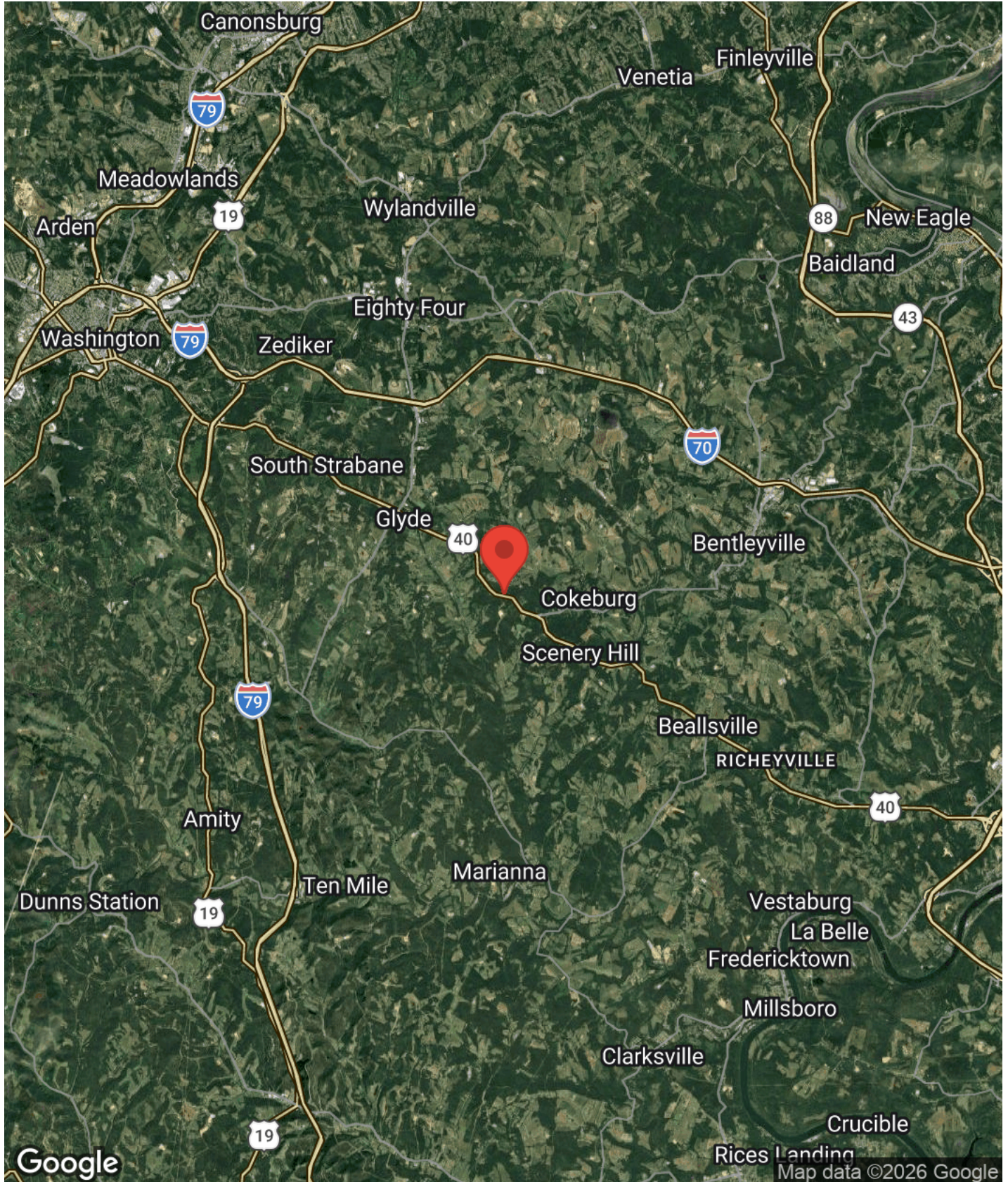
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REGIONAL MAP

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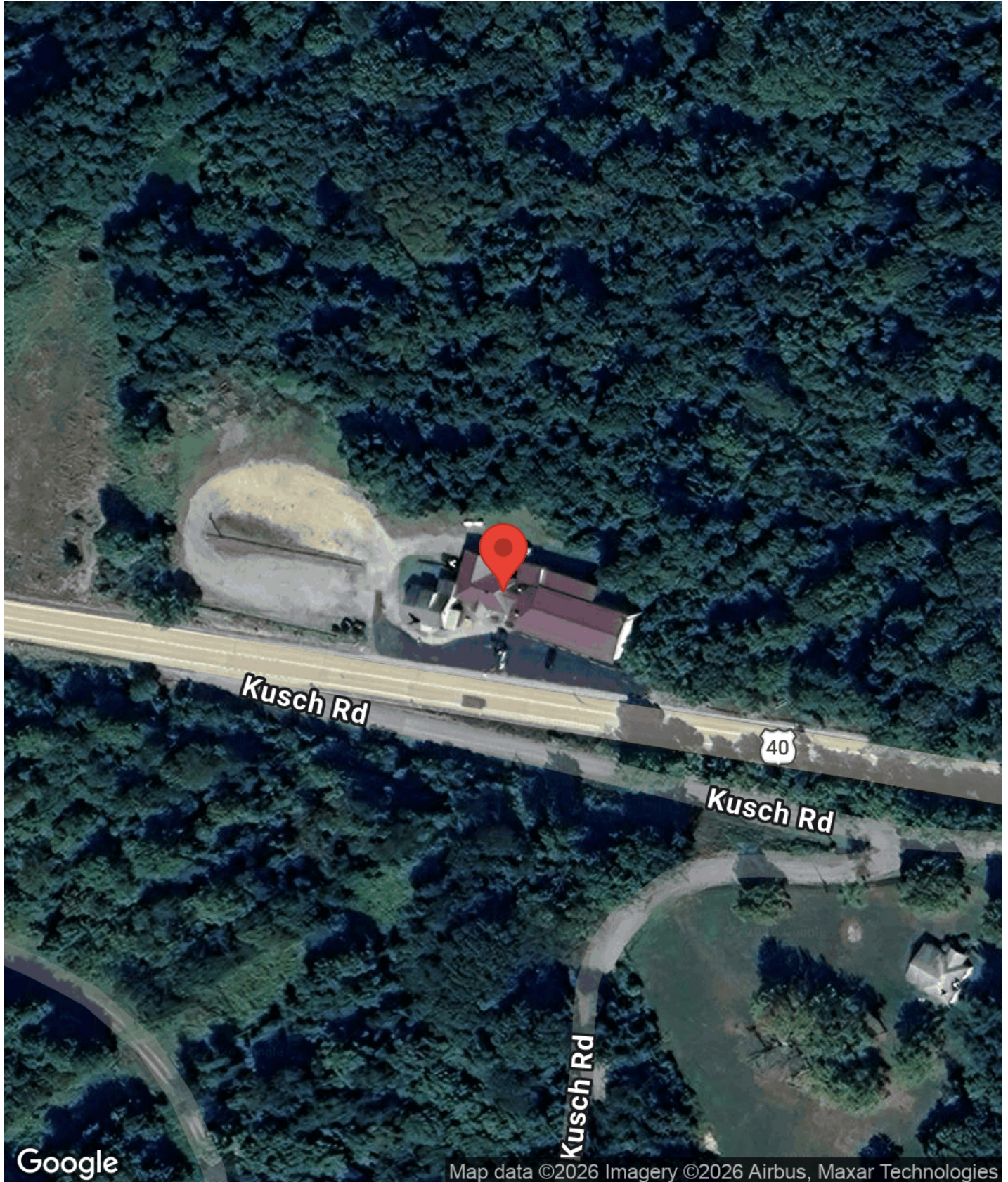
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AERIAL MAP

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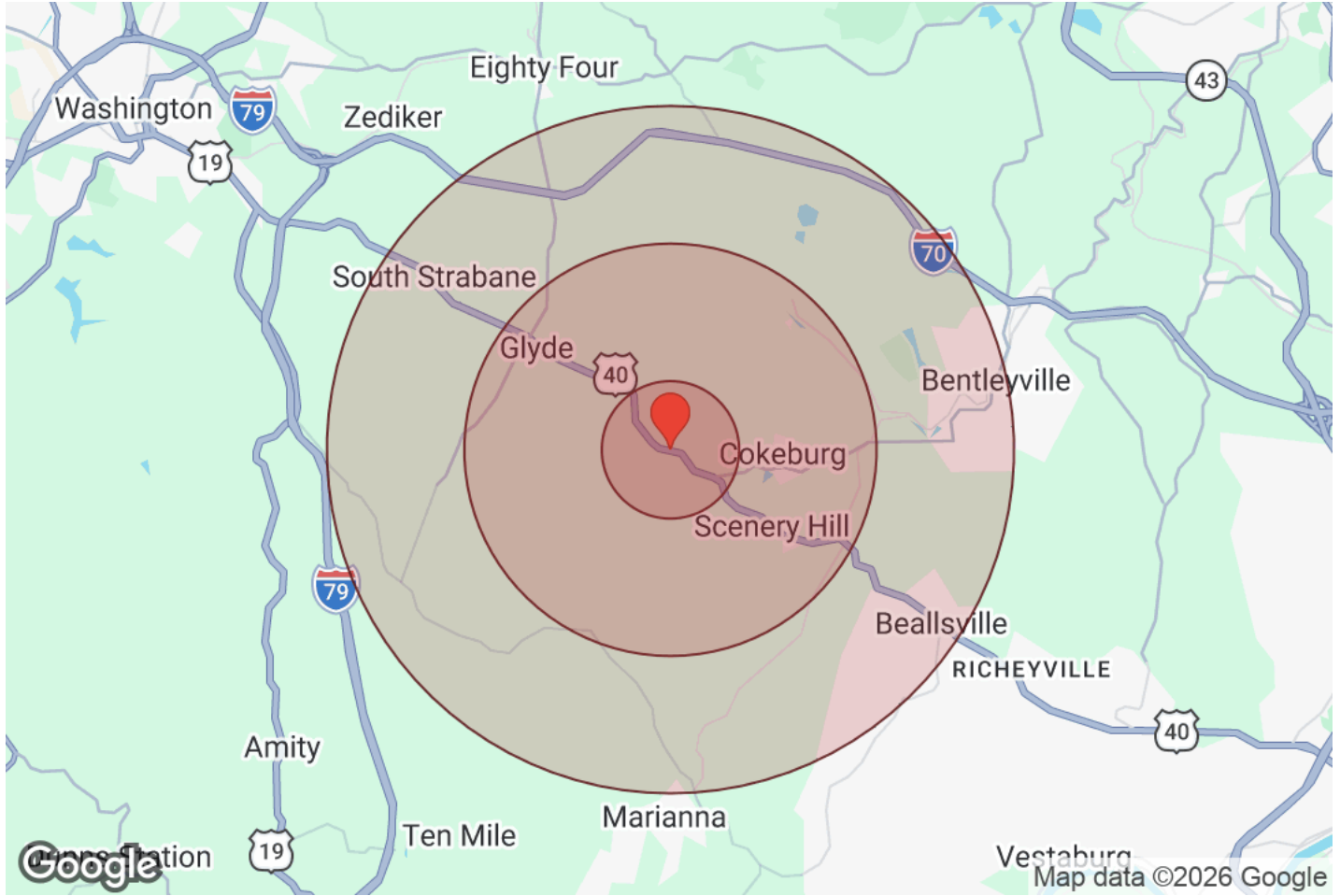
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	147	1,302	4,372
Female	137	1,262	4,249
Total Population	284	2,564	8,621

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	276	2,473	8,211
Black	3	19	119
Am In/AK Nat	N/A	1	8
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	17	68
Asian	1	9	53
Multiracial	4	44	153
Other	N/A	2	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	139	1,268	4,246
Occupied	121	1,115	3,761
Owner Occupied	100	874	2,874
Renter Occupied	21	241	887
Vacant	18	153	485

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	43	410	1,364
Ages 15 - 24	31	266	851
Ages 25 - 54	97	908	3,049
Ages 55 - 64	46	382	1,283
Ages 65+	65	598	2,073

Income	1 Mile	3 Miles	5 Miles
Median	\$102,615	\$79,881	\$71,708
Under \$15k	3	49	254
\$15k - \$25k	5	70	280
\$25k - \$35k	4	85	257
\$35k - \$50k	11	159	473
\$50k - \$75k	23	173	699
\$75k - \$100k	11	117	401
\$100k - \$150k	30	209	622
\$150k - \$200k	23	165	476
Over \$200k	10	89	299

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