

TURN-KEY RESTAURANT & 4 APARTMENTS

For Sale | 137 Main Street East | Girard, PA 16417

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	4,944 SF
Lot Size:	0.762 Acres
Number Of Units:	5
Year Built:	1972 Restaurant 1969 Apartment Building
Zoning:	C-1
Traffic Count:	11,000
Utilities:	Public
Tax ID Number:	23-015-048.0-007.00



PROPERTY HIGHLIGHTS

- Turn-Key Restaurant & 4-Unit Apartment Complex In Downtown Girard, PA
- Own Mike N' Dangelo's Italian Restaurant & Pizzeria – Established 1995
- 3 Year Average Gross Business Sales \$388,542
- 2,400± SF Turn-Key Restaurant – Built In 1972 – New Roof Approx. 2013
- 3D Tour & Floor Plan Available
- Fully Equipped Commercial Kitchen – Equipment List Available
- Dining Area With Seating For ±48
- Checkout Area, Office & 2 ADA Restrooms
- Gas Forced Air Heat & Central AC Plus Dry Sprinkler System
- Digital LED Street Signage & Abundant Off-Street Parking
- 2,544± SF 4-Unit Apartment Complex – Built In 1969 – New Roof Approx. 2023
- 100% Occupancy – \$32,940 Annual Rental Income
- Sale Includes Real Property, Business, All Business Assets, Equipment, Recipes & Goodwill

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

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Fully Equipped Commercial Kitchen



Dining Area Seats ±48 Plus Office & 2 ADA Restrooms



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11,000 AADT

E MAIN ST

US POST OFFICE

WALNUT ST

0880 AC

4293 AC

1691 AC

1506 AC

6591 AC

3409 AC

23015048000800

23015048000700

23015048000500

23015048000400

23015052000500

0.2188

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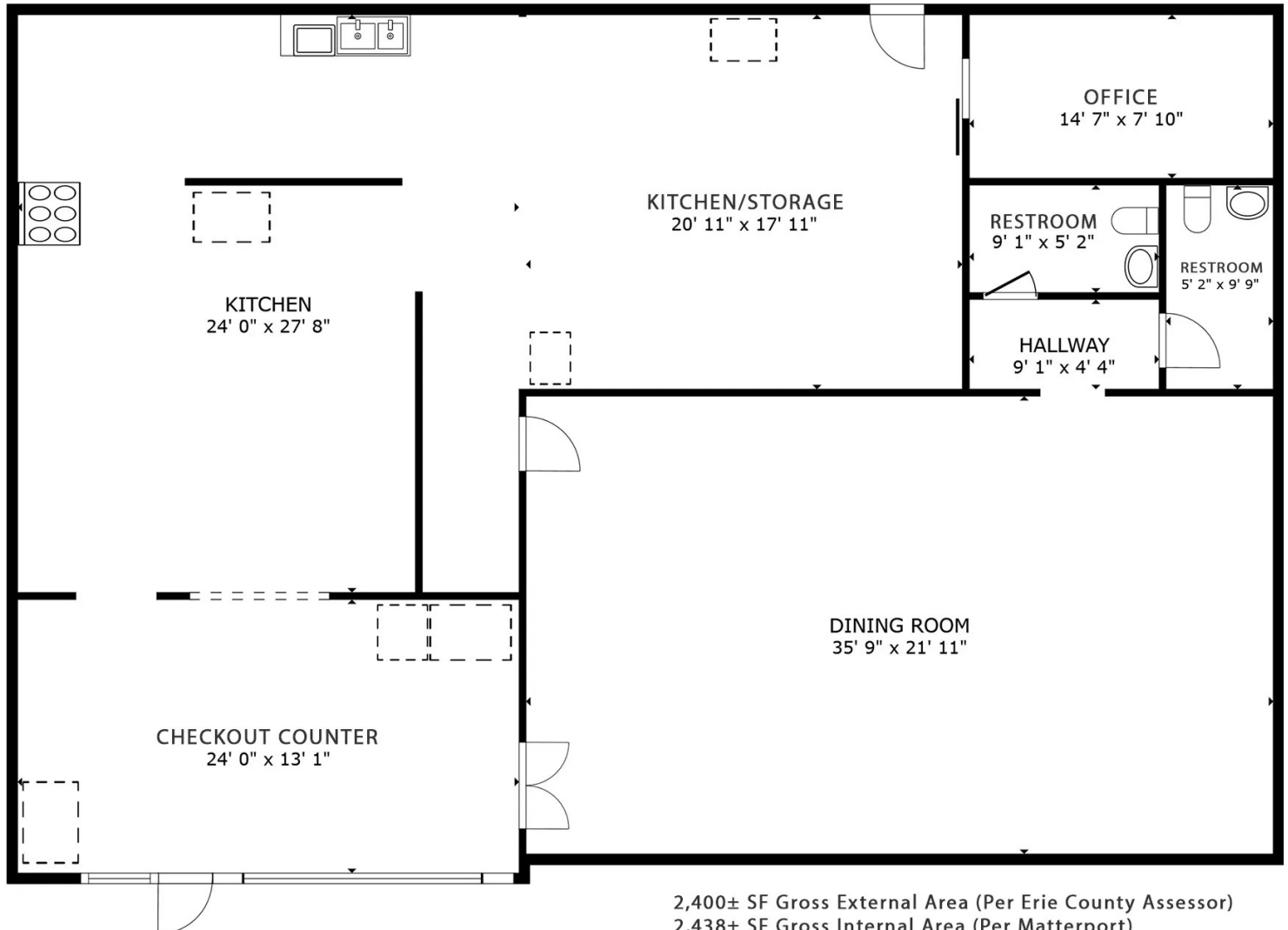
SBRE
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360° VIRTUAL TOUR



Floor Plan

**137 Main Street East
Girard, PA 16417**



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Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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Mike N' Dangelo's Equipment List

POS system with 4 printers and 3 monitors

8 Foot delivery table

12 Camera security system

5 Foot sub prep cooler table

4 Foot prep table

2 Standard microwaves

1 Commercial microwave

6 Foot prep table

8 Foot prep table

4 Foot prep table

4 Foot prep table

8 Foot salad/pizza prep cooler 3 door unit

6 Foot prep table

6 Foot heat table top unit

3 Impinger ovens (1 needs serviced)

1 - 6 Burner stove and full size oven

2 Water heated steam warmers

2 - 35# Gas fryers

1 - 40# Automatic fryer with built in timer and auto lift

8 Foot hood system with Ansel unit

5x4 Foot pizza oven stainless steel hood

Breading unit

4 Foot prep table

Hand wash sink

2 bay sink with disposal (not in use)

dish washer chemical

1 Full freezer
6 Foot prep table
Hobart slicer
Slicer # 2
6 Foot prep table
Brand new 50 gal hot water tank
Several shelving units
Musak system for kitchen and dining room
6 Kitchen fans 1 front fan
Roof top hood fan
Computer for store use
Server for POS
2 Small desks
Other storage shelves in office
15'x15' Walk in cooler / freezer
20 Dining room tables
75 Chairs
1 - 40" Tv with loop for customer entertainment
1 - 4x6 Foot lighted sign
1 - 4x4 Cirrus full color customizable led sign
3 Pepsi coolers we use per contract from Pepsi
Many small ware items for use in kitchen
Many pots and pans from 40qt down to 12 qt pots several fry pans and others
Dozens of full and half cookie sheets
Many containers and storage containers for use in cooler units and storage
Plates cups and silverware for dine in use. Many other serving plates and such
1 - 3 foot heat lamp unit
Can opener and other food prep items
Many other food prep and cooking small wares

Address: 139 143 MAIN ST E		Owner: KLEMM MICHAEL	Parcel: 23015048000700
Parcel Profile			
Address		139 143 MAIN ST E	
Street Status		PAVED SIDEWALK	
School District		GIRARD SCHOOL	
Acreage		0.7622	
Classification		C	
Land Use Code		RESTAURANTS, STORES (RETAIL)	
Legal Description		139 143 MAIN ST E 95.93X330	
Square Feet		4944	
Topo		LEVEL	
Utility		ALL PUBLIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		2019	
Deed Page		026746	
2026 Tax Values			
Land Value / Taxable		68,600 / 68,600.00	
Building Value / Taxable		126,400 / 126,400.00	
Total Value / Taxable		195,000 / 195,000.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		MIXED RES/COMM	
		Business Living Area - 2544	
		Year Built - 1969	
		Improvement Name - FAULKNER'S INSURANCE	

	Value - 45820
Card 2	RESTAURANT
	Business Living Area - 2400
	Year Built - 1972
	Improvement Name - VALERIO'S PIZZA
	Value - 71950

Other Buildings & Yards

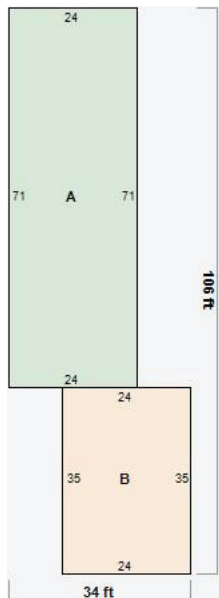
No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
12/27/2019	KLEMM MICHAEL ET PARTSCH DANIEL	KLEMM MICHAEL	LAND & BUILDING		2019 / 026746	QUIT CLAIM DEED
6/22/2012	FAULKNER WILLIAM A ET GARY W	KLEMM MICHAEL ET PARTSCH DANIEL	LAND & BUILDING		2012 / 016502	SPECIAL WARRANTY DEED
5/9/1989		FAULKNER WILLIAM A ET GARY W			0085 / 1683	

Parcel Sketches

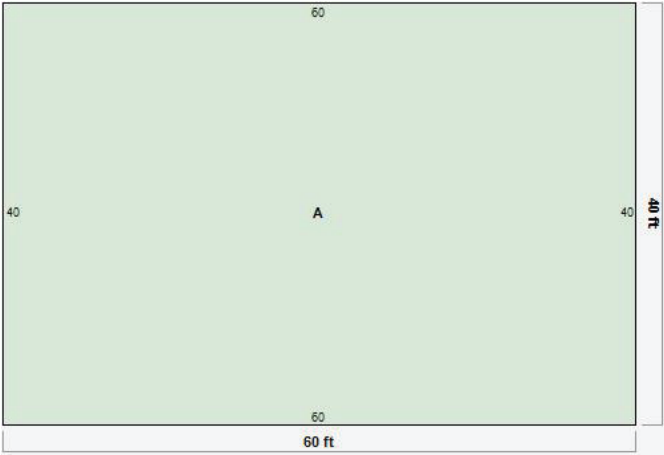
Commercial Card 1



A MAIN
B MAIN

1704 square feet
840 square feet

Commercial Card 2



2400 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	1353.30	758.55	4485.00	0	6596.85

2025	1288.95	563.55	4288.05	0	6140.55
2024	1288.95	563.55	4093.05	0	5945.55
2023	1162.20	368.55	3898.05	0	5428.80
2022	1162.20	368.55	3712.80	0	5243.55
2021	1162.20	368.55	3580.20	0	5110.95
2020	1113.45	368.55	3517.80	0	4999.80
2019	1113.45	368.55	3517.80	0	4999.80
2018	1054.95	368.55	3402.75	0	4826.25
2017	1054.95	368.55	3287.70	0	4711.20
2016	1006.20	368.55	3170.70	0	4545.45
2015	961.35	368.55	3061.50	0	4391.40
2014	961.35	368.55	2979.60	0	4309.50
2013	961.35	271.05	2891.85	0	4124.25
2012	1471.97	433.07	4345.34	0	6250.38
2011	1471.97	433.07	4240.72	0	6145.76
2010	1471.97	433.07	4072.84	0	5977.88
2009	1325.99	433.07	3904.97	0	5664.03
2008	1265.16	433.07	3904.97	0	5603.20
2007	1204.34	311.42	3904.97	0	5420.73
2006	1204.34	311.42	3831.98	0	5347.74
2005	1138.64	311.42	3686.00	0	5136.06
2004	1138.64	311.42	3613.01	0	5063.07
2003	1119.18	311.42	3467.03	0	4897.63

Delinquent Taxes

No Delinquent Taxes

- C. Permitted Use Table. The permitted uses for each district, as shown in the following table, shall be according to the common meaning of the term or according to the definitions given in Article III through Article VI. The letter "P" designates a permitted use for that district. The letter "D" in brackets means the term is defined in this chapter. A section reference in brackets means that the use must comply with the requirements within that section in this chapter.

	Permitted Use Table							
	R-1	R-1A	R-2	R-3	C-1	C-2	M-1	FP
Public grounds [D] [§ 425-45]	P	P	P	P	P	P	P	P
Essential services [D] [§ 425-45]	P	P	P	P	P	P	P	P
Wall/fence [§ 425-15D]	P	P	P	P	P	P	P	P
Off-street loading/parking [D] [§§ 425-18, 425-19]	P	P	P	P	P	P	P	P
Signs [D] [§ 425-17]	P	P	P	P	P	P	P	P
Accessory uses [D] [§ 425-15]	P	P	P	P	P	P	P	—
Single-family dwelling [D]	P	P	P	P	—	—	—	—
Agriculture [D] [§ 425-45]	—	—	—	—	—	—	P	P
Two-family dwelling [D]	—	—	P	P	—	—	—	—
Conversion apartment [D] [§ 425-45]	—	—	P	P	—	—	—	—
Resident treatment facility [D] [§ 425-10]	—	—	P	P	P	P	—	—
Placement treatment facility [D] [§ 425-10]	—	—	P	P	P	P	—	—
Churches [D] [§ 425-45]	—	—	P	P	P	P	—	—
Multifamily dwellings [D]	—	—	—	P	P	—	—	—
Public buildings [D] [§ 425-45]	—	—	—	P	P	P	—	—
Public utility building [D] [§ 425-45]	—	—	—	—	P	P	—	—
Retail trade sales [D]	—	—	—	—	P	P	—	—
Service business [D] [§ 425-45]	—	—	—	—	P	P	—	—
Home occupation [D] [§ 425-45]	—	—	—	—	P	P	—	—
Commercial/residential structure [D] [§ 425-45]	—	—	—	—	P	P	—	—
Cemeteries	—	—	—	—	P	—	—	—
Light manufacturing [D]	—	—	—	—	—	—	P	—
Human body massage establishments [D] [Added 2-19-2001 by Ord. No. 673]	—	—	—	—	—	P	—	—
Sexually oriented business operations [D] [Added 2-19-2001 by Ord. No. 673]	—	—	—	—	—	P	—	—
Manufactured/mobile homes [§ 425-21] [Added 10-19-2009 by Ord. No. 704]	P	—	—	—	—	—	—	—
Manufactured/mobile home parks [§ 425-21] [Added 10-19-2009 by Ord. No. 704]	P	—	—	—	—	—	—	—

CONFIDENTIALITY AGREEMENT

The undersigned Accepting Party (the "Accepting Party") is interested in obtaining information regarding the two building package known as Mike N' Dangelo's Italian Restaurant & Pizzeria with a 4-unit apartment building, owned by Michael Klemm and/or assigns for the sole purpose of allowing the Signator to evaluate the possible acquisition (the "Proposed Transaction") of the Business including the business, all business assets, equipment, recipes, goodwill, and the real property with the legal address 139-143 Main Street East in Girard, Pennsylvania 16417 with the Tax Identification Number 23-015-048.0-007.00. The Owner(s) &/or Affiliates will thus be referred to as the "Owner." The business will thus be referred to as the "Business." Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Business be directed to SBRE – Sherry Bauer Real Estate Services (the "Listing Broker"). By accepting this Agreement and the Evaluation Materials (as hereinafter defined), Accepting Party hereby agrees as follows:

1. Confidentiality. Any information with respect to the Business (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, Owner's Representative and/or Listing Broker and/or any of their respective consultants, agents or employees (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Business by Accepting Party and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Party of the confidential nature of such information and shall be directed by Accepting Party (and Accepting Party shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. In any event, Accepting Party will be responsible for such Related Parties complying with the confidentiality provisions hereof. Accepting Party will not communicate with tenants of the Business without the prior written consent of Owner or Owner's Representative.

2. Brokerage Commissions. Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Business be directed to Listing Broker. All fees due Listing Broker in connection with the sale of the Business shall be paid by Owner.

3. No Disclosure. Accepting Party shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Business or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Business with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that Accepting Party or a Related Party becomes legally compelled to disclose all or any part of the Evaluation Materials, Accepting Party will provide Owner's Representative with prompt written notice so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Party acknowledges that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or that Owner waives compliance with the provisions of this Agreement, in such instance, Accepting Party will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials. Accepting Party shall reimburse Seller Parties for all costs and expenses, including reasonable attorneys' fees incurred by Seller Parties in successfully enforcing Accepting Party's obligations under this Agreement.

4. No Representations by Seller Parties. None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner's Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections.

5. No Obligation. Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto.

6. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of Pennsylvania in which the Business is located which is applicable to contracts made and to be performed wholly within Pennsylvania.

ACCEPTING PARTIES:

Sherry E. Bauer
SBRE – Sherry Bauer Real Estate Services
1315 Peninsula Drive, Suite 2 | Erie, PA 16505
O. (814) 453-2000 | F. (814) 453-2001 | C. (814) 460-2000

Registered Potential Purchaser:

Name (Please Print)

Title

Company

Address

City

State

Zip Code

Phone

Fax

Email

Signature

Registered Potential Purchaser or Buyer's Broker:

Name (Please Print)

Title

Company

Address

City

State

Zip Code

Phone

Fax

Email

Signature

Please return to SBRE via fax: (814) 453-2001 or email: sbauer@sherrybauerrealestate.com

E-Sign Confidentiality Agreement on the Offering Website at
<http://properties.sherrybauerrealestate.com/1517330-sale>

Re: Mike N' Dangelo's Italian Restaurant & Pizzeria & 4-Unit Apartment Building