

1050 US 22
BLAIRSVILLE, PA. 15717

OFFERED AT
\$690,000

For Sale

Turnkey Restaurant



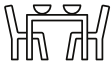
EVERYTHING IS INCLUDED, (Just open back up)

Sitting on 2 acres, LOTS OF PARKING!

Prime Location, Easy access

Over 26,000 cars pass daily

REALTY ONE GROUP, LANDMARK



34X30 DINING
AREA/CAN CONVERT
STORAGE AREA INTO
MORE DINING AREA.



30X18 SEPARATE
PARTY ROOM



26,000
VECHICLES PASS
DAILY



3400 SQ.FT



**32X30 FULLY EQUIPPED KITCHEN (EVERYTHING
INCLUDED TO START RIGHT BACK UP)**

INVEST WITH CONFIDENCE

Customer base already built
just closed a few weeks ago!

2+ PRIME ACRES



LEE ANN HENRY

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TURNKEY RESTAURANT

4 LOTS ALONG ROUTE 22		
10-037.111	.33	\$7345
10-037.112	1.21	\$500
10-037.110	.40	\$229
10-037.101.04	.2296	\$229

TOTAL ACRES 2.1696

TAXES \$8303

SQ FOOTAGE IN 2006 BUILDING 3400

BILLBOARD ON RIGHT PAYS \$2500 A YEARS
BILLBOARD ON LEFT REIMBURSES OWNER THE TAXES
ROUGHLY \$300 SAVINGS

SHED IN BACK (HAS MORE CHAIRS AND TABLES TOO AND
ELECTRIC)

ROUGH SIZES

DINNING ROOM 34X30

PARTY ROOM 18X30

KITCHEN 20X32

STORAGE 12X12

STORAGE (OLD PART OF DINNING ROOM 25X17)

26,000 CARS PASS DAILY

EVERYTHING IS STAYING MINUS THE 2 PEPSI MACHINES
AND SOME PERSONAL DECOR

VIDEO:

[HTTPS://IFRAME.VIDEODELIVERY.NET/F8DD7C11D9882E115826AC898024203D](https://iframe.videodelivery.net/F8DD7C11D9882E115826AC898024203D)