

# VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR

564 FRONT STREET, FREDERICKTOWN PA 15333



PLACE TRUST

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EXCLUSIVELY PRESENTED BY:

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# PROPERTY OVERVIEW

## THE ASSET

Property Address:	564 Front Street, Fredericktown Pa 15333
County:	Washington
Category:	Food-Restaurant
Total Square Foot:	6620 SF
Lower-Level Square Foot:	3470 SF
Upper Leave Square Foot:	3150 SF
House Square Foot:	752
House Bedrooms:	1
House Bathroom:	1
Total Parking Spaces:	40
Number of Employees:	24
Lower-Level Dinning Seating Capacity:	85
Lower-Level Bar Seating Capacity:	25
Upper-Level Banquet Hall Capacity:	100
Outdoor Bar and Stage Capacity:	100
Docking Capacity:	8 Boats, 4 Jet skis

◆ **Growth and Expansion:** This business has high potential for growth, We are already ahead of our expected time for business growth.

◆ **Support & Training:** Owner will help with the transition for an amount of time to be negotiated based on the needs of the buyer.

◆ **Reason For Selling:** Owner's business plan was to build the restaurant and sell to the right buyer.



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## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR

Asking Price

**\$2 Million**

Cash Flow

**\$150,000**

Gross Revenue

**\$1 Million**

FF&E Price

**\$500,000**

Real Estate Price

**\$700,000**

Inventory

**\$100,000**

### Calling All Entrepreneurs!

Seize this extraordinary opportunity to own a thriving, multi-faceted business along the breathtaking Monongahela River! This 100% remodeled and well-established venture combines the best of a restaurant, banquet hall, and outdoor entertainment venue, making it a cherished local hotspot. Whether you're an experienced business owner or an ambitious entrepreneur, this turnkey operation is your chance to build on an incredible foundation while expanding into new possibilities.

### Why This Opportunity is Unmissable

#### Prime Waterfront Location:

Nestled directly along the picturesque Monongahela River, this venue offers unparalleled access to stunning views and a steady flow of locals and visitors. The property boasts convenient boat docks, making it a magnet for boaters and a unique destination for dining, events, and entertainment.

### Versatile Spaces for Every Occasion

#### Upstairs Banquet Hall:

Host unforgettable weddings, corporate events, and celebrations in a beautifully designed banquet hall that comfortably accommodates up to 100 guests. Its layout is perfect for intimate gatherings and grand occasions alike.

#### Downstairs Bar & Dining:

Welcome patrons to a cozy and inviting downstairs area that seats up to 25 at the bar and 85 more in the dining room. With its welcoming ambiance, it's perfect for regular dining, happy hours, and private functions.

#### Outdoor Bar & Stage:

Bring the community together with an exceptional outdoor entertainment space, complete with a bar and stage. Perfect for live music, summer events, and seasonal gatherings, this area captures the vibrancy of riverside living.

### Unique Selling Points

#### Coal Miner-Themed Decor:

Celebrate local heritage with thoughtfully designed interiors that pay homage to the region's rich coal mining history. Stunning murals and décor create a warm, nostalgic atmosphere that keeps customers coming back.

#### Turn-Key Catering Services:

Expand your revenue streams with a fully equipped catering truck, perfect for off-site events, festivals, and private parties.

#### Ample Parking & Accessibility:

A generously sized parking lot ensures easy access for all patrons, whether they're attending a large banquet or simply enjoying a night out.

# EXTERIOR PHOTOS

## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR



# EXTERIOR PHOTOS

## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR



# INTERIOR PHOTOS

## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR





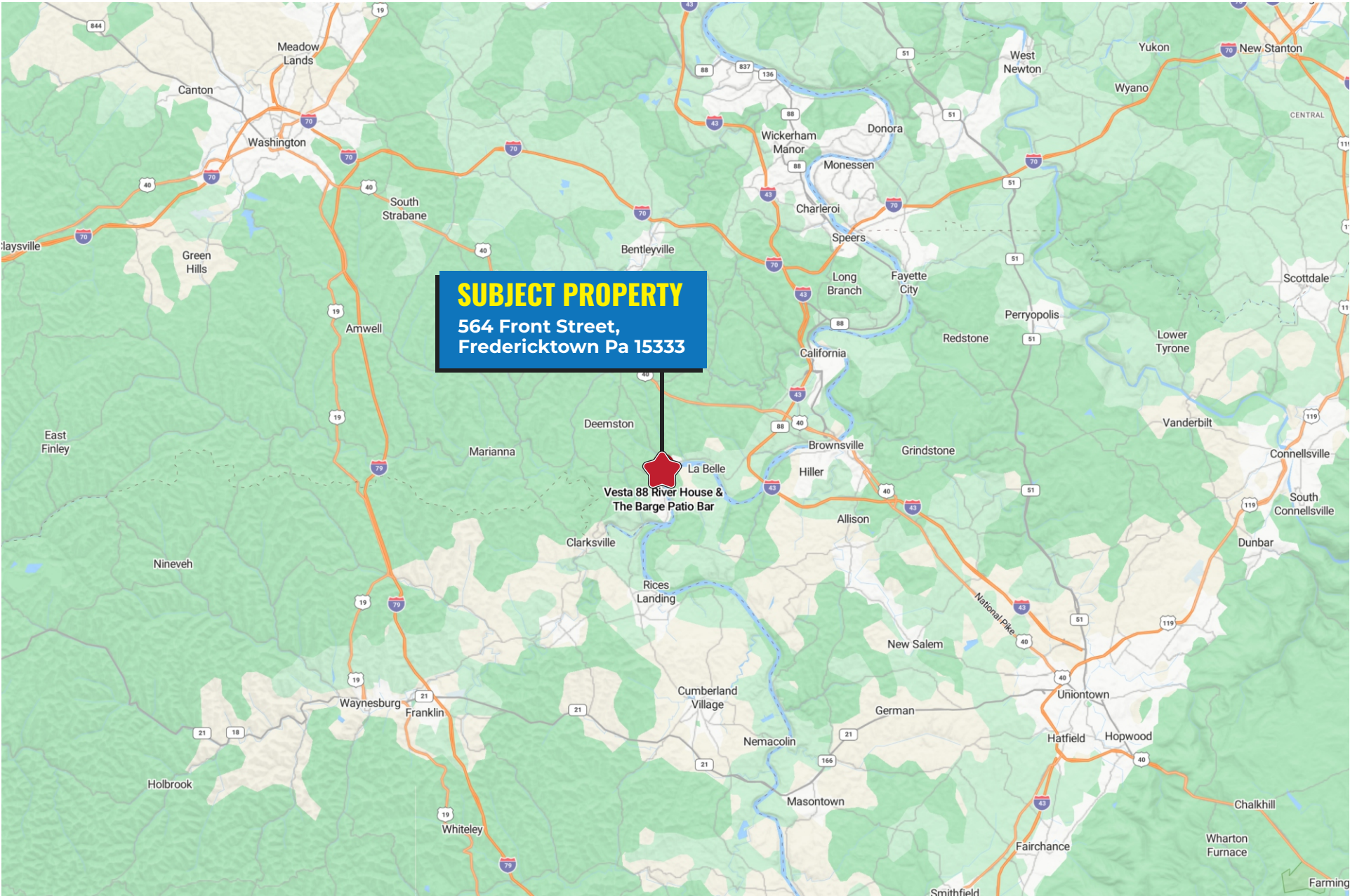
# INTERIOR PHOTOS

## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR



# PROPERTY LOCATION

## VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR





# AREA DEMOGRAPHICS

VESTA 88 RIVER HOUSE & THE BARGE PATIO BAR

## People Facts and Stats

	15333	Washington County	Pennsylvania	USA
Population	3K	210K	12.99M	331.1M
Population Density per Sq Mi	224	245	290	94
Pop Change since 2020	0%	+0.4%	+0.3%	+1.8%
Median Age	36	44	41	39
Male / Female Ratio	46%	49%	49%	50%

## Economic Facts and Stats

	15333	Washington County	Pennsylvania	USA
Income Per Capita	\$30,889	\$42,859	\$41,234	\$41,261
Median Household Income	\$64,110	\$74,403	\$73,170	\$75,149
Unemployment Rate	–	3.2%	3.3%	4.3%
Number Unemployed	–	3K	216K	7.16M
Number Employed	–	101K	6.28M	–
Number in Labor Force	–	104K	6.49M	–

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