

## Agent Full

### Commercial-Industrial-Business

### 1020 Sharon Road



MLS #: **1723268** Status: **Active**  
 Address: **1020 Sharon Road**  
 Area: **Bridgewater**  
 Postal/Mailing City: **Beaver**  
 Lease Price:  
 Directions: **Route 51 R/L to Leopard Lane to Right on Sharon Road**  
 Map#/Block#/Lot#/Info: **17-002-1517.000,1516,1512,1513++**  
 Lot: **IRREG**  
 Lot Desc:  
 Zoning: **ComC3**  
 For Sale: **Building, Business, Equipment, Land**  
 For Lease:

List Price: **\$1,100,000**  
 County: **Beaver**  
 Zip Code: **15009**  
 State: **Pennsylvania**  
 Lease Per:  
 Acres: **8.80**  
 CIB Type: **For Sale**

Business Name: **Robert's Roadside Inn**  
 Business Description: **Restaurant/Tavern/Volleyball/Raw Land**

Recent: **09/29/2025 : NEW**

#### General Information

Office SqFt: **10,086**  
 Warehouse SqFt:  
 Road Frontage:  
 Ceiling Height:  
 Are the Listing Images Digitally Altered/Staged?: **Yes**  
 Railroad:  
 Freight Elev:  
 Sprinkler Sys:  
 Dock:  
 GAI:  
 GOI:  
 Vacancy %:  
 Taxes: **\$22,163**  
 Utilities:  
 Maintenance:  
 Other Expenses:  
 NOI:  
 Insurance:

#### Remarks

Discover an extraordinary opportunity to own a premier bar and restaurant that combines dining, entertainment, and outdoor leisure across 8.8 acres spanning 10 parcels. Perfectly designed for both casual gatherings and large events, this property offers a rare blend of indoor comfort and expansive recreational amenities. A vibrant restaurant atmosphere featuring a full bar and renowned wings-makes it a local favorite! The gaming machines and lottery terminals ensures steady customer engagement and multiple revenue streams. 4 sand volleyball courts set the stage for tournaments, leagues, enhancing the social experience. The ancillary Patio Bar features a gorgeous stone fireplace that is ideal for year-round gatherings. With its impressive footprint, this property is more than a bar and restaurant—it's a destination. C3 Zoning also allows for development-possible storage units, condos, offices-making it an unparalleled investment for an operator, entrepreneur, or hospitality group.

#### Agent Remarks

**\*Property being sold AS IS\* Showings require Advanced Notice-By Appointment Only with listing agents. Liquor License, Furnishings, Fixtures & Equipment are included in the sale. Second floor office/apt with a full bath. Public Utilities – Offering convenience, reliability, and expansion potential. Please include all 10 parcels on an offer (seller may consider selling separate parcels, please discuss with listing agents). Taxes and Lot dimensions combined for all 10 parcels are from Realist. Contact Rita 724-462-6140 or Angie 724-494-5021 with questions.**

#### Features

Type Property: **Entertainment, Raw Land, Restaurant, Tavern**  
 Form of Access:  
 Parking: **50/MultLots**  
 Traffic Count:  
 Show: **Other**  
 Year Built: **1957**  
 Construction: **Frame, Stone**  
 Insulation:  
 Utilities Avail: **Electricity, Gas, Sewer, Water**

#### Office Information

Value: **Assessment Value - \$726,900**  
 ENT:  
 Seller Consider Concession Y/N:  
 Owner: **Skerlec**  
 Contact: **Rita or Angie**  
 Agent: **Rita Brimmeier / Angie Peluso**  
 Email: **ritab@piattsr.com**  
 Agent State License #: **RS300616**  
 List Office: **19908 - PIATT SOTHEY'S INTERNATIONAL REALTY**  
 List Date: **09/29/2025**  
 Tour URL:  
 Video Tour URL:  
 Tenant Occ:  
 Foreclosure:  
 Tour Date:  
 Phone: **724-494-5021**  
 Phone: **724-462-6140**  
 Tour URL:  
 Broker State License #: **RB068531**  
 Phone: **412-471-4900 ext.129**  
 Taxes: **\$22,163**  
 Short Sale:  
 Cell Phone: **724-462-6140**  
 Expire Date: **09/28/2026**  
 Pending Date:

Wednesday, October 1, 2025 3:39 PM

Requested By: Rita Brimmeier