



Bob Dini, Sales Director, Mt Lebanon Regional
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 bobdini@TPRSOLD.com
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Cross Property 360 Property View

316 W Crawford Avenue, Connellsville, Pennsylvania 15425

Listing

Multi-Unit



316 W Crawford Avenue

MLS #: **1692852** Status: **Active**
 Address: **316 W Crawford Avenue**
 Area: **Connellsville**
 Postal City: **Connellsville** State: **PA**
 Directions: **Rt 51 South past I70 L Rt 201 S towards Connellsville L W Crawford at left corner of 2nd and W Crawford or I76 Turnpike from Monroeville Exit 75 US 119 Towards Connellsville 13.5m to L E Crawford.**

List Price: **\$395,000**
 Unit:
 Zip Code: **15425**
 County: **Fayette**

Public Open House Date:
 Public Open House Time:
 Public Open House Info:
 Map#/Block#/Lot#/Info: **05-07-0086-01**
 Lot: **45x127x77x22x127**
 Lot Desc: **Water Access**
 Zone: **C1**

Acres: **0.15**

School District: **Connellsville Area**
 School Trans: **Yes**

Public Trans:

Recent: **03/26/2025 : NEW**

General Information

GAI: **\$113,428**
 Vacancy:
 GOI: **\$113,428**
 Insurance: **\$3,779**
 Utility Exp: **\$13,328**
 Are the Listing Images Digitally Altered/Staged?: **No**

Maintenance: **\$5,125**
 Other Exp: **\$15,383**
 NOI: **\$74,282**
 Cash Required:

Total Units:			Baths	
#	Beds	Full	Part	Rent
1	1		1	\$700/mo
2	1	1		\$125-175
3	1	1		\$125-175
4	1	1		\$125-175
5	1	1		\$125-175
6	1	1		\$125-175
7	1	1		\$125-175

Remarks

Spectacular building and business, a 7 Unit bldg as used currently, The Connellsville Bed And Breakfast just seconds to the Great Allegheny Passage Bike Trail. Thriving business at the popular Connellsville rest stop halfway between Pittsburgh and Cumberland. Great rental history year round with 5 sleeping quarters plus 3rd floor owner occupied penthouse that could be 6th sleeping quarters. Commercial store front currently vacant for additional income. High season May 1-Oct 31. Fully staffed, detached garage used as bike storage/maintenance seasonally, roof 10 yr old, garage roof 2022, extensively renovated in 2008 with consistent updating and upgrading annually. 1st floor has large foyer, communal living and dining rooms, full kitchen and powder room, B&B sleeping quarters defined as French room with access in front of bldg, 2nd floor has Irish, Italian, German and Slovak Rooms with laundry room, 3rd floor space could increase revenue by 20-30% due to size and desirability.

Agent Remarks

Incredible charm and character with hardwood floors, dec fireplace. . 2-200AMP electric serv, forced air updated furnaces and HW boiler. Income expenses available. ALL SHOWINGS BY APPOINTMENT, NO SHOWINGTIME.

Features

Type Property: **Other**
 Basement: **Yes, , Full**
 Parking: **1/Detached Garage**
 Show: **Appointment With Listor**
 Utilities Avail: **Electricity, Gas, Sewer, Water**

Year Built: **1900**
 Construction: **Brick**
 Insulation: **Unknown**
 Roof: **Asphalt**

Office Information

Value: **Assessment Value - \$50,000**
 Taxes: **\$1,531**
 Seller Consider Concession Y/N:
 Owner: **King**
 Contact: **Bob Dini**
 Agent: **Bob Dini**
 Email: **bobdini@TPRSOLD.com**
 Agent State License #: **RS-177165-L**
 List Office: **15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY**

Tenant Occ: **Yes**
 Entered:
 Foreclosure: **No**
 Short Sale: **No**
 Tour Date:
 Phone: **412-855-2058**
 Phone:
 Cell Phone: **412-855-2058**
 Broker State License #: **RB043060C**
 Phone: **412-833-7700 ext.209**

List Date: **03/20/2025**

Expire Date: **03/19/2026**

Pending Date:

Tour URL:

Video Tour URL: <https://bhhsmarketingresource.com/p/aaf6f08b4d6b8aa362f30f6f7b7fcd7d/13642608>

Saturday, March 29, 2025

9:08 AM

Requested By: Robert Dini



Bob Dini, Sales Director, Mt Lebanon Regional
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 bobdini@TPRSOLD.com
 Office Ph: 412.833.7700

Cross Property 360 Property View

316 W Crawford Ave, Connellsville, Pennsylvania 15425

Listing

Commercial-Industrial-Business

316 W Crawford Ave



MLS #: **1692864** Status: **Active**
 Address: **316 W Crawford Ave**
 Area: **Connellsville**
 Postal/Mailing City: **Connellsville**
 Lease Price:
 Directions: **Rt 51 South past I70 L Rt 201 S towards Connellsville L W Crawford at left corner of 2nd and W Crawford or I76 Turnpike from Monroeville Exit 75 US 119 Towards Connellsville 13.5m to L E Crawford**

List Price: **\$395,000**
 County: **Fayette**
 Zip Code: **15425**
 State: **Pennsylvania**
 Lease Per:

Map#/Block#/Lot#/Info: **05-07-0086-01**
 Lot: **45x127x77x22x127**
 Lot Desc: **Water Access**
 Zoning: **C1**
 For Sale: **Building, Business**
 For Lease:

Acres: **0.15**
 CIB Type: **For Sale**

Business Name: **Connellsville Bed and Breakfast**
 Business Description: **Bed and Breakfast**
 Recent: **03/22/2025 : NEW**

General Information

Office SqFt:	950	Railroad:	No	GAI:	\$113,428	Utilities:	\$13,328
Warehouse SqFt:		Freight Elev:	No	GOI:	\$113,428	Maintenance:	\$5,125
Road Frontage:		Sprinkler Sys:	No	Vacancy %:		Other Expenses:	\$15,383
Ceiling Height:		Dock:	No	Taxes:	\$1,531	NOI:	\$74,282
Are the Listing Images Digitally Altered/Staged?: No						Insurance:	\$3,779

Remarks

Spectacular building and business, Connellsville Bed And Breakfast just seconds to the Great Allegheny Passage Bike Trail. Thriving business at the popular Connellsville rest stop halfway between Pittsburgh and Cumberland. Great rental history year round with 5 current sleeping quarters plus 3rd floor owner occupied penthouse that could be 6th sleeping quarters. Further business partnerships exist with the 950 sq ft commercial retail space at street level. High season May 1-Oct 31 w/full staff. Detached garage used for bike storage/ maintenance seasonally. New garage roof 2022, main roof 2015, major renovations completed in 2008 with consistent updating and upgrading annually. 2-200 AMP elec panels, 3 updated forced air furnaces and 1 hot water boiler. 1st floor has large foyer, communal living and dining rooms, full kitchen and powder room, BB sleeping quarters on 2nd flr with Irish, Italian, German and Slovak rooms, French room accessed at street level in front all with themed decor.

Agent Remarks

3rd floor living quarters could increase rev by 20-30% due to size & desirability. Incredible charm and character throughout with HW floors, fireplace. All showings done by appointment, NO SHOWINGTIME, NEED PROPER NOTICE WITH GUESTS.

Features

Type Property:	Hotel/Motel	Year Built:	1930
Form of Access:	State	Construction:	Brick
Parking:	1/Det Grg	Insulation:	Unknown
Traffic Count:		Utilities Avail:	Electricity, Gas, Sewer, Water
Show:	Appointment With Listor		

Office Information

Value:	Assessment Value - \$50,000	Tenant Occ:	Yes	Taxes:	\$1,531
ENT:		Foreclosure:	No	Short Sale:	No
Seller Consider Concession Y/N:					
Owner:	King	Tour Date:			
Contact:	Bob Dini	Phone:	412-855-2058	Cell Phone:	412-855-2058
Agent:	Bob Dini	Phone:			
Email:	bobdini@TPRSOLD.com	Tour URL:			
Agent State License #:	RS-177165-L	Broker State License #:	RB043060C		
List Office:	15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone:	412-833-7700 ext.209		
List Date:	03/20/2025	Expire Date:	03/19/2026	Pending Date:	
Tour URL:					
Video Tour URL	https://bhhsmarketingresource.com/p/aaf6f08b4d6b8aa362f30f6f7b7fcd7d/13642608				

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Front of Structure - Welcome to 316 W Crawford Ave in Connellsville Pa., the home to the renowned Connellsville Bed and Breakfast. This thriving bed and breakfast has been a featured destination for bikers on the Great Allegheny Passage (GAP) Trail, Laurel Mountain visitors and so many more since 2009.



Front of Structure - The Connellsville B&B, features 5 unique ethnic sleeping quarters that represent the local ethnic history of Connellsville along with the 3rd floor Owner/Operators apartment and the street level beauty salon.



Front of Structure - The Connellsville Bed and Breakfast attracts travelers from throughout the east coast visting nearby 7 Springs,Hidden Valley and Laurel Mountain ski resorts, Flight 93 Memorial,Fallingwater, Ohlopyle and other western Pa. attrcations and sites.



Side of Structure - The side view of the 3 story brick structure .



Side of Structure - There is a detached garage for seasonal biker storage and repair/maintenace area for self repairs to tires and equipment.



Back of Structure - There is a detached garage for seasonal biker storage and repair/maintenace area for self repairs to tires and equipment.

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Entry - The spacious foyer greets guests with gleaming hardwood floors and charming stained glass windows. The first floor guest powder room is the door in the background.



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Dining Room - Meals are served to guests in the charming spacious dining room.



Dining Room - The common area dining room and adjacent living room/parlor are cozy area for guests to unwind.



Living Room - Relax in the main level living room/parlor.



Kitchen - Fully renovated with new maple cabinets, stainless steel appliances, double wall oven and solid surface counters makes meal prep a breeze.

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Kitchen



Bathroom - The first floor guest powder room adjacent to the spacious foyer.



Other - The 2nd floor hallway has a small kitchenette for guest useage on the left.



Guest Quarters - The Irish room guest room.



Guest Quarters - Irish room is highlighted by refinished hardwood flooring and ethnic themed decor.



Guest Quarters - Irish room updated full bathroom.

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Guest Quarters - The German room is the largest of the 5 sleeping quarters.



Guest Quarters - There is a 2nd small private room included as part of the German room.



Guest Quarters - German room.



Guest Quarters - German room 2nd sleeping area.



Guest Quarters - German room updated full bathroom.



Guest Quarters - German room updated full bathroom with body jet shower.



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Other - 2nd floor hallway with guest laundry room/kitchenette on the left for guest usage.

Laundry - 2nd floor laundry area/kitchenette for guest usage.



Kitchen



Guest Quarters - The Slovak room has great charm and character.



Guest Quarters - The Slovak themed decor is cozy place to unwind during your sight seeing travels.



Guest Quarters - Slovak room.



Guest Quarters - Slovak room full bathroom.

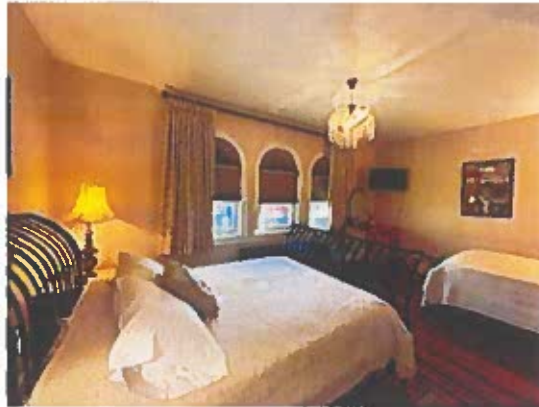


Guest Quarters - Slovak room full bathroom.

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Guest Quarters - The 2nd largest sleeping quarters , the Italian room.



Guest Quarters - Beautiful refinished wood floors, 2 beds and Italian room themed decor.



Guest Quarters - Beautiful refinished wood floors, 2 beds and Italian room themed decor.



Guest Quarters - Italian room full bathroom.



Bedroom - This is the 22x12 3rd floor owner/operator suite, that could be a 6th rentable guest room to generate additional revenue.



Bedroom - 3rd floor owner operator bedroom with separate HVAC.

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Kitchen - 3rd floor owner/operator suite, this is the hallway between the bedroom and the living quarters with extensive kitchen cabinetry. The door to the left is the full bathroom with shower stall.



Great Room - Quaint kitchen/dining area. To the right is a door to the 3rd floor deck.



Great Room - The kitchen/living room combo area is approx 422 sq ft of space that could be an additional rentable sleeping quarters for guests.



Studio - The beauty salon is over 900 sq feet of space and offers an additional monthly revenue source on a monthly basis.



Studio - There is an additional 18x10 storage room behind the door in the back and a smaller 10x6 storage area. The door to the back right is to the powder room for tenant and customers.



Guest Quarters - The French room is accessed as a level entry from the front street on W Crawford Ave..

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Guest Quarters - French room bathroom.



Laundry - The lower level basement houses the laundry facilities, mechanicals for the building and 3 storage areas for supplies.



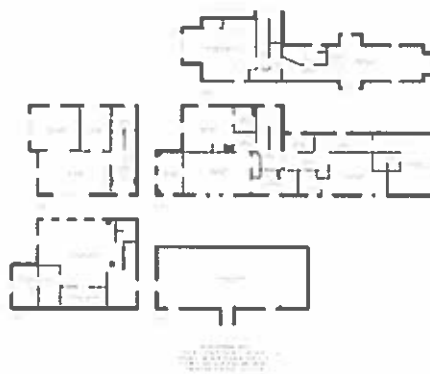
Laundry



Garage - There is a detached garage for seasonal biker storage and repair/maintenance area for self repairs to tires and equipment.



Back of Structure - The cozy rear patio is accessed from the guest dining room to unwind with a beverage of choice after long rides or nearby sight seeing from some of the nearby attractions.



Floor Plan



05-05-0493-01

05-05-0493

05-06

05-07-0027

05-07-0036-01

TY

05-07-0008

05-07-0078

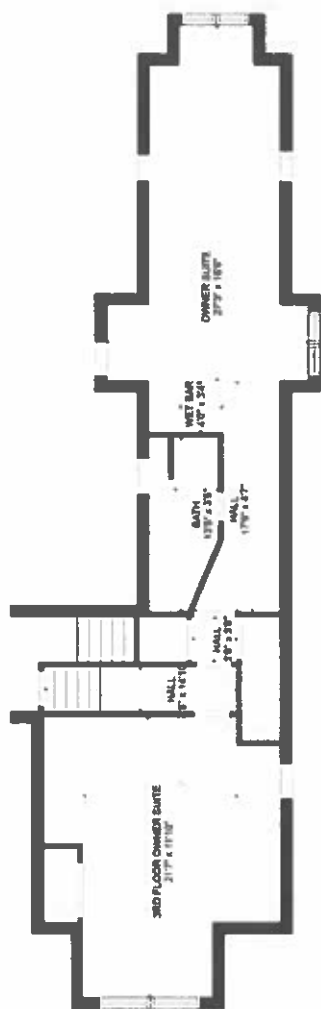
1500 E

W CLAYTON AVE

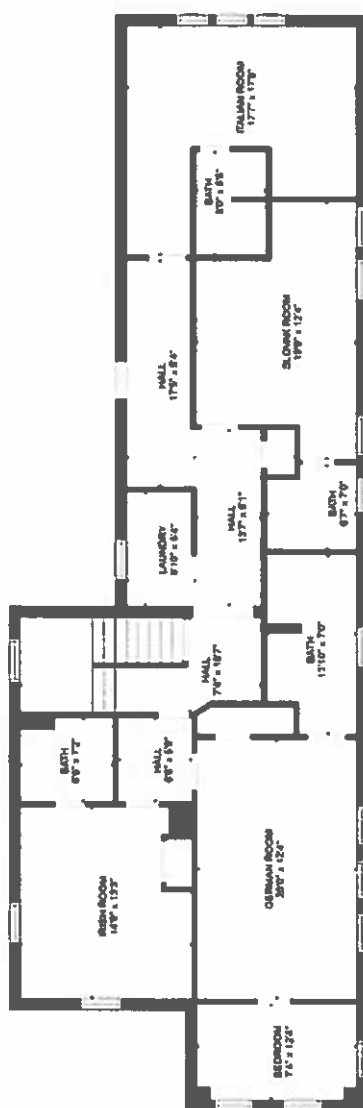
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W CLAYTON AVE

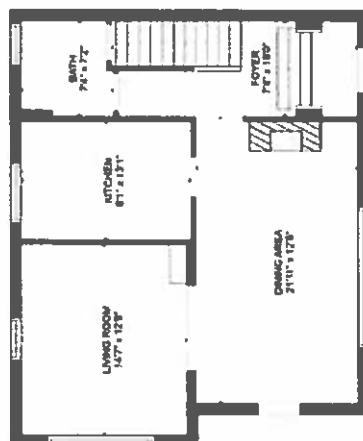
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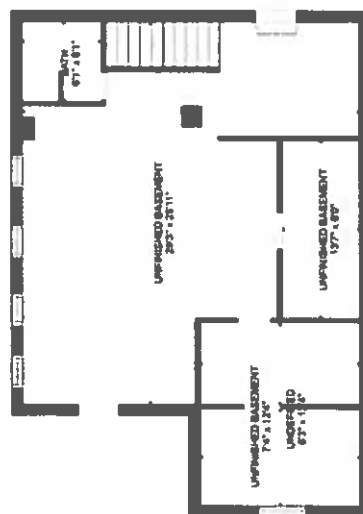
FLOOR 5



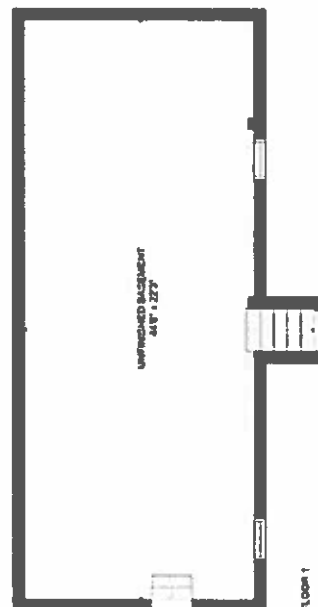
FLOOR 4



FLOOR 3



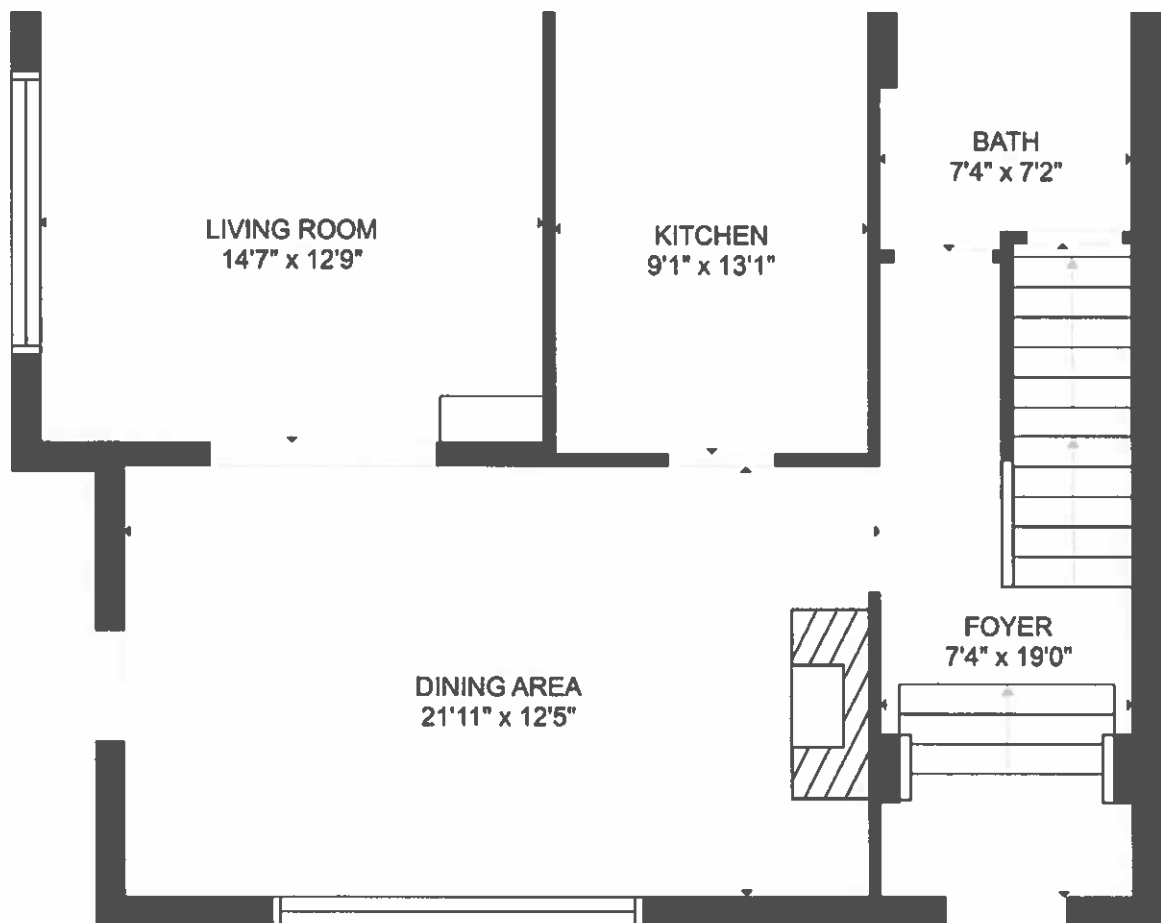
FLOOR 2



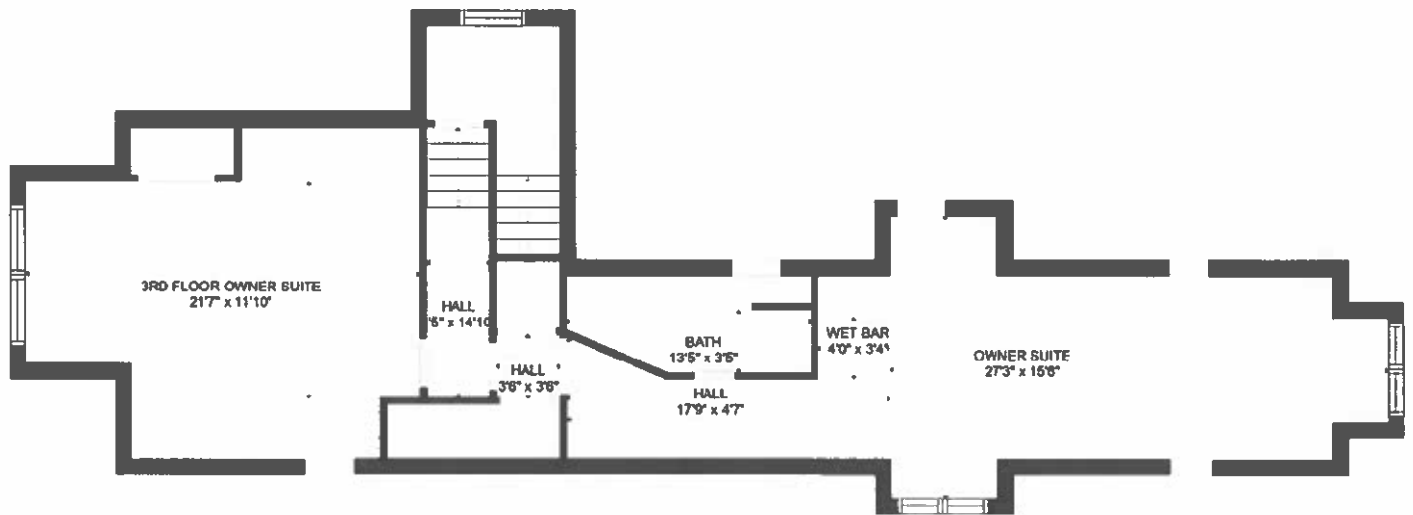
FLOOR 1

GROSS INTERNAL AREA

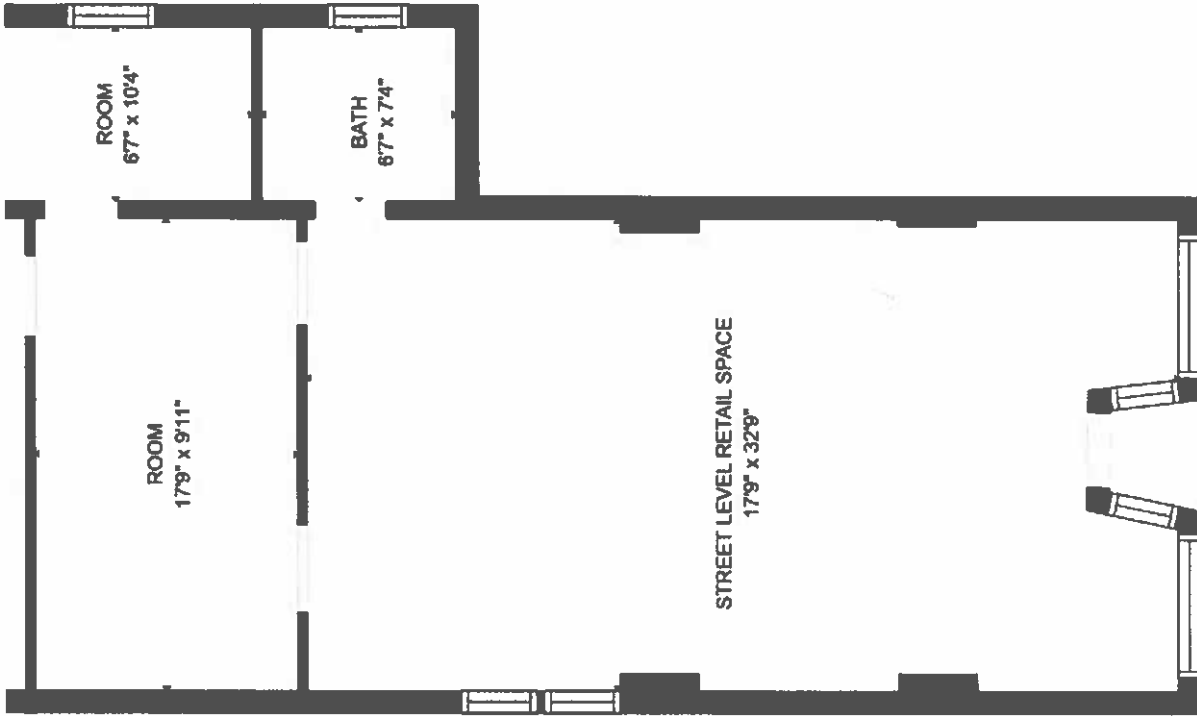
FLOOR 1: 0 sq. ft., FLOOR 2: 140 sq. ft.
 FLOOR 3: 789 sq. ft., FLOOR 4: 1656 sq. ft.
 FLOOR 5: 1001 sq. ft. EXCLUDED AREAS:
 UNFINISHED BASEMENT: 1514 sq. ft.



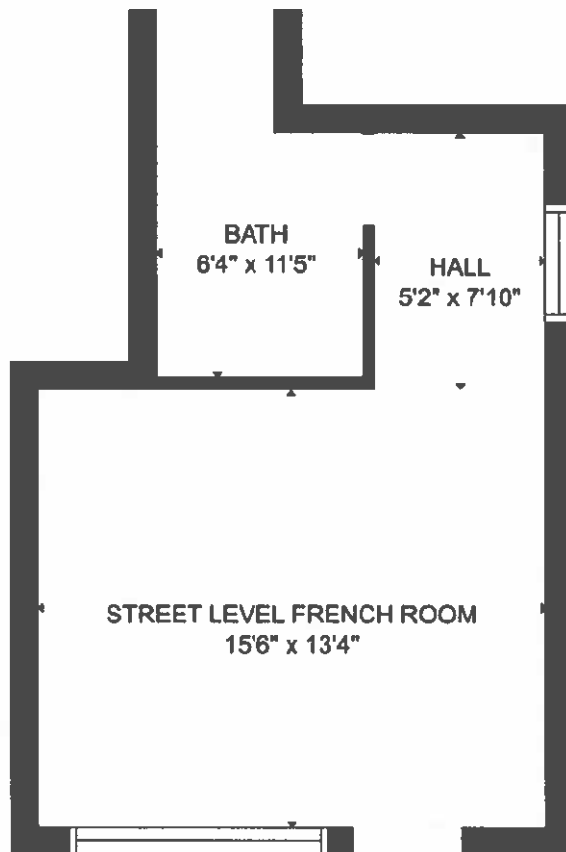
GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft, FLOOR 2: 140 sq. ft
FLOOR 3: 789 sq. ft, FLOOR 4: 1656 sq. ft
FLOOR 5: 1001 sq. ft, EXCLUDED AREAS:
(IMMEDIATE BASEMENT: 1514 sq. ft)



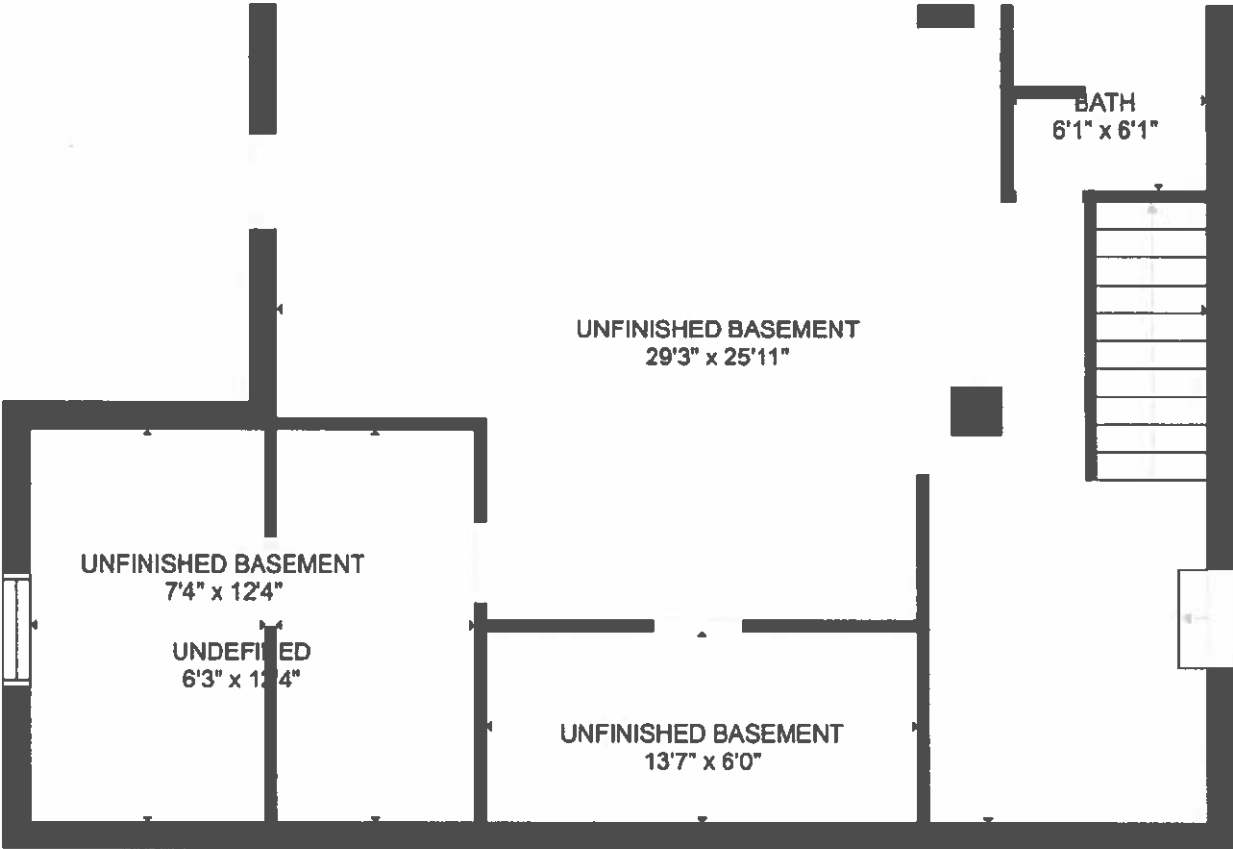
GROSS INTERNAL AREA
 FLOOR 1: 0 sq. ft., FLOOR 2: 149 sq. ft.
 FLOOR 3: 789 sq. ft., FLOOR 4: 1656 sq. ft.
 FLOOR 5: 1001 sq. ft., EXCLUDED AREAS:
 ELEVATOR SHAFT 100 sq. ft.



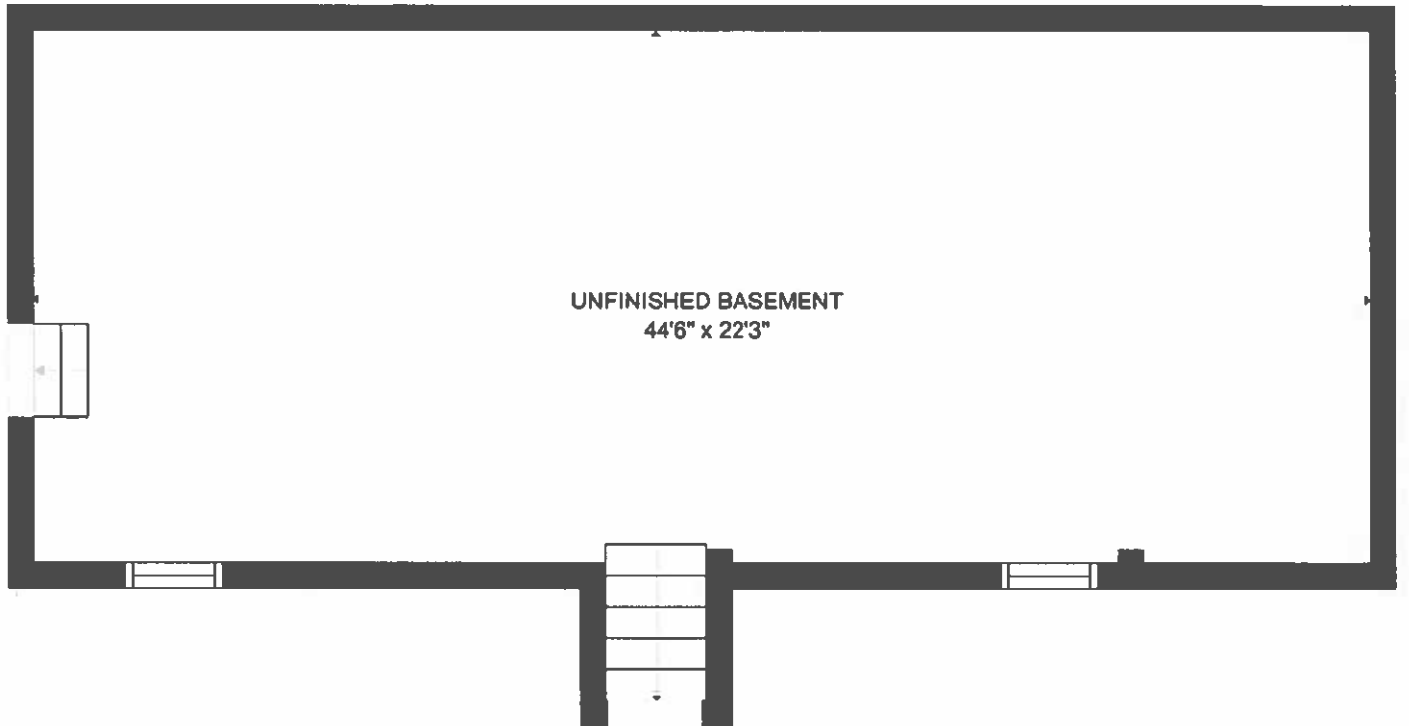
GROSS INTERNAL AREA
51,700 sq. ft.



GROSS INTERNAL AREA
1008.11 sq. ft.



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft, FLOOR 2: 140 sq. ft
FLOOR 3: 789 sq. ft, FLOOR 4: 1656 sq. ft
FLOOR 5: 1001 sq. ft, EXCLUDED AREAS:
IDENTIFIER: BATHROOM, FLOOR 2, 2



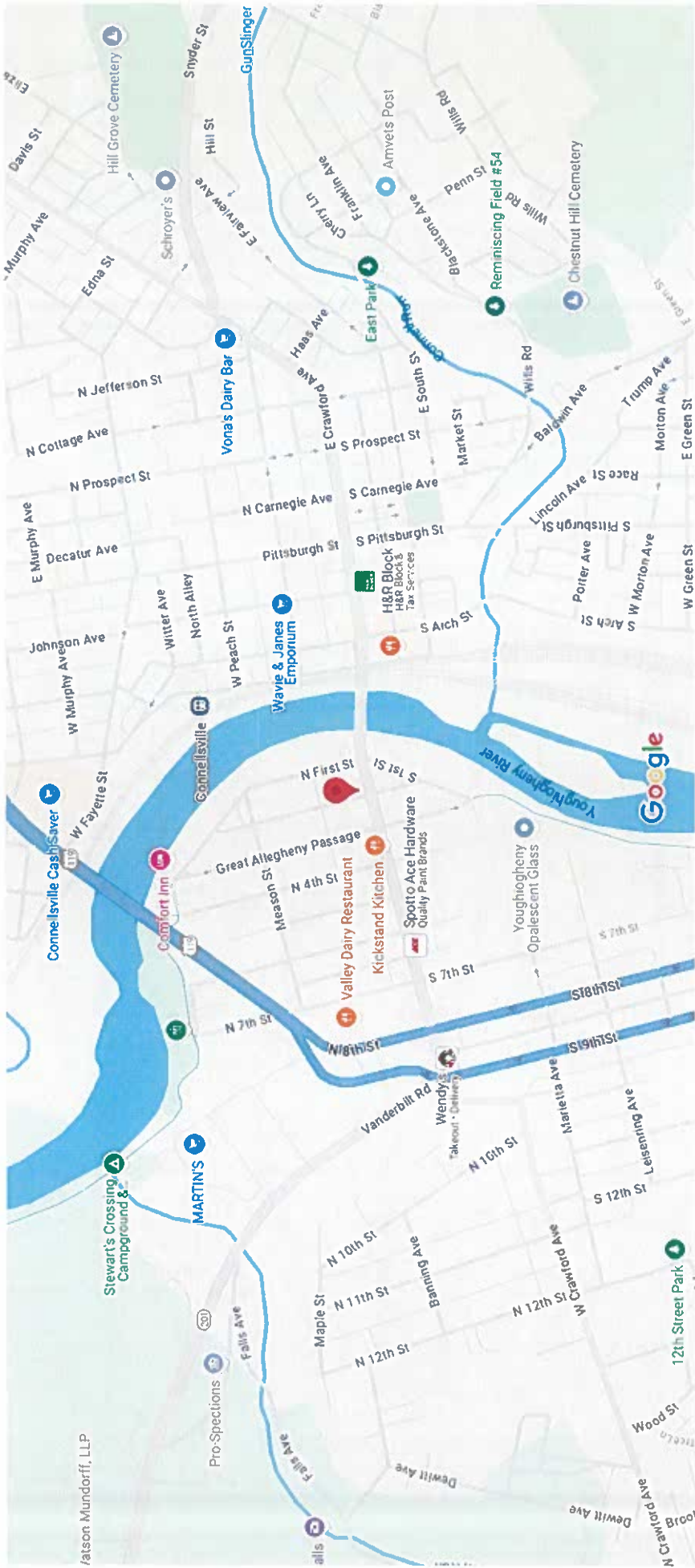
UNFINISHED BASEMENT
44'6" x 22'3"

GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft, FLOOR 2: 140 sq. ft
FLOOR 3: 789 sq. ft, FLOOR 4: 1656 sq. ft
FLOOR 5: 1001 sq. ft, EXCLUDED AREAS:
UNFINISHED BASEMENT 1876 sq. ft





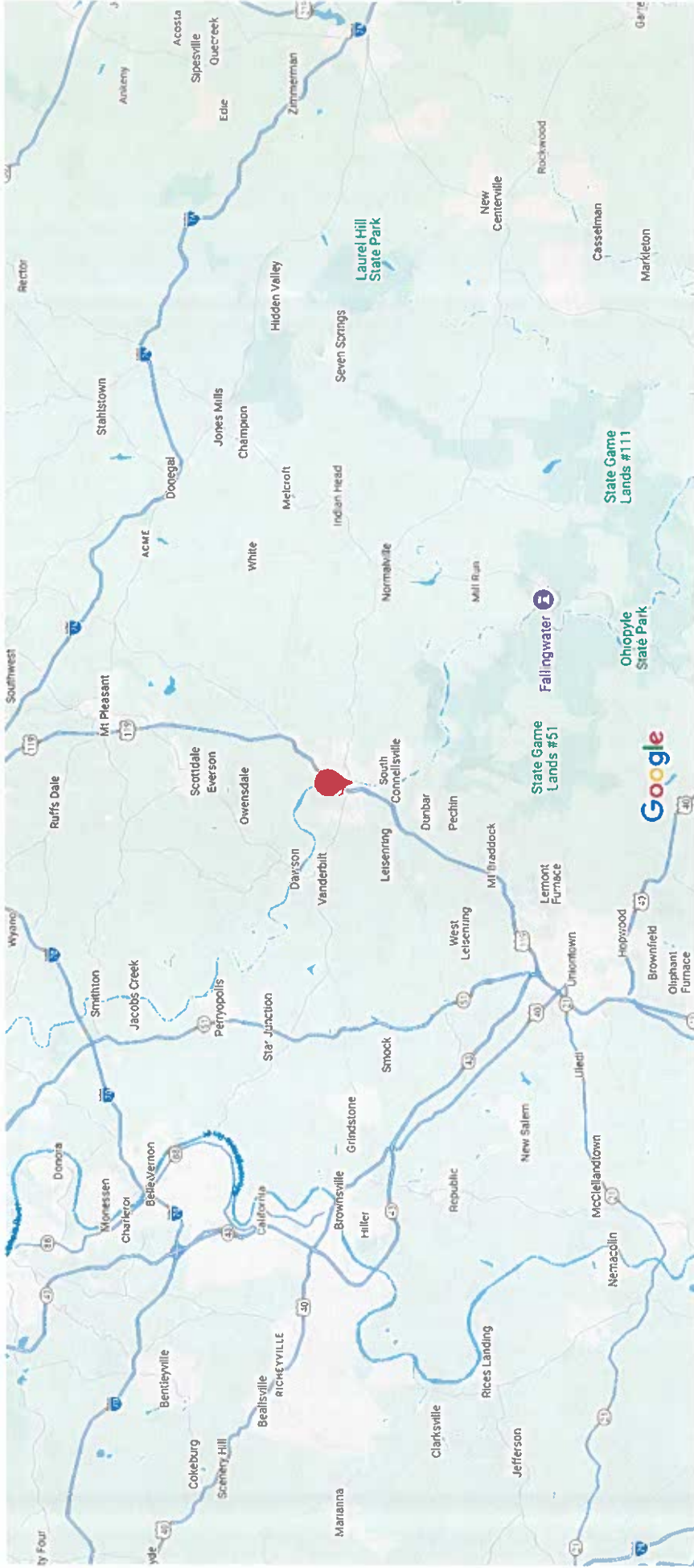
316 W Crawford Ave



Map data ©2025 500 ft



316 W Crawford Ave





316 W Crawford Ave

