

**Bob Dini, Sales Director, Mt Lebanon Regional**

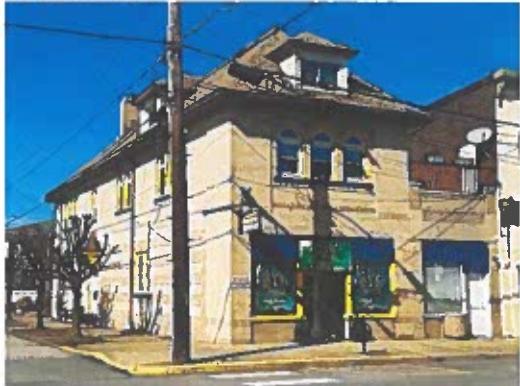
Cell: 412-855-2058

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

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. Incredibile 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	
Agent: Bob Dini	Phone:	Cell Phone: 412-855-2058
Email: bobjdini@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/aaf6f08b4d6b8aa362f30f6f7b7fc7d/13642608		

316 W Crawford Avenue, , Pennsylvania 15425
 MLS Number: **1692852**



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 visiting nearby 7 Springs, Hidden Valley and Laurel Mountain ski resorts, Flight 93 Memorial, Fallingwater, Ohiopyle and other western Pa. attractions 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/maintenance area for self repairs to tires and equipment.



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

316 W Crawford Avenue, , Pennsylvania 15425
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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.

316 W Crawford Avenue, , Pennsylvania 15425
 MLS Number: **1692852**



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.

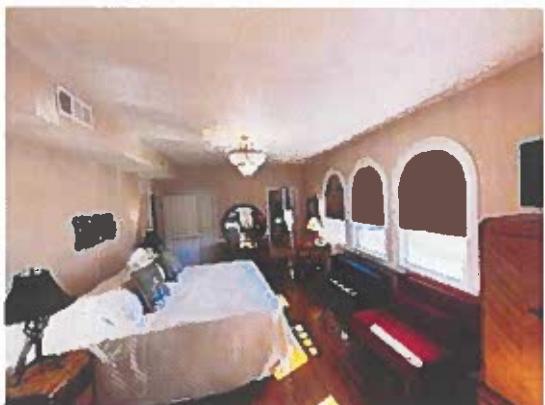
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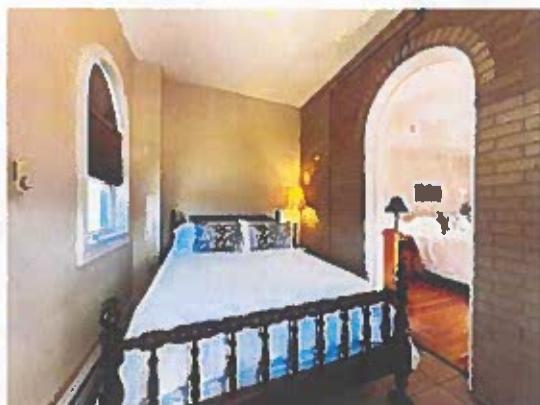
Guest Quarters - The German room is the largest of the 5 sleeping quarters.



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.



316 W Crawford Avenue, , Pennsylvania 15425
 MLS Number: **1692852**

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



Kitchen

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



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.

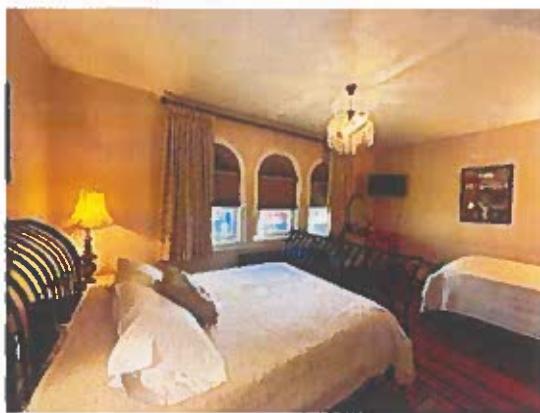


Guest Quarters - Slovak room full bathroom.

316 W Crawford Avenue, , Pennsylvania 15425
 MLS Number: **1692852**



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



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



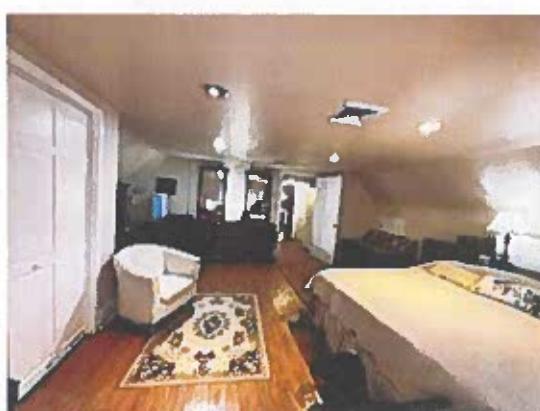
Guest Quarters - Beautiful refinished wood floors, 2 beds and Italian room themed decor.



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.

316 W Crawford Avenue, , Pennsylvania 15425
MLS Number: **1692852**



Kitchen - 3rd floor owner/operator suite, this is teh 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 - he beauty salon is over 900 sq feet of space and offers an additional monthly revenue source on a montghly basis.



Studio - There is an additional 18x10 storasge 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..

316 W Crawford Avenue, , Pennsylvania 15425
 MLS Number: **1692852**



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/maintenace area for self repairs to tires and equipment.

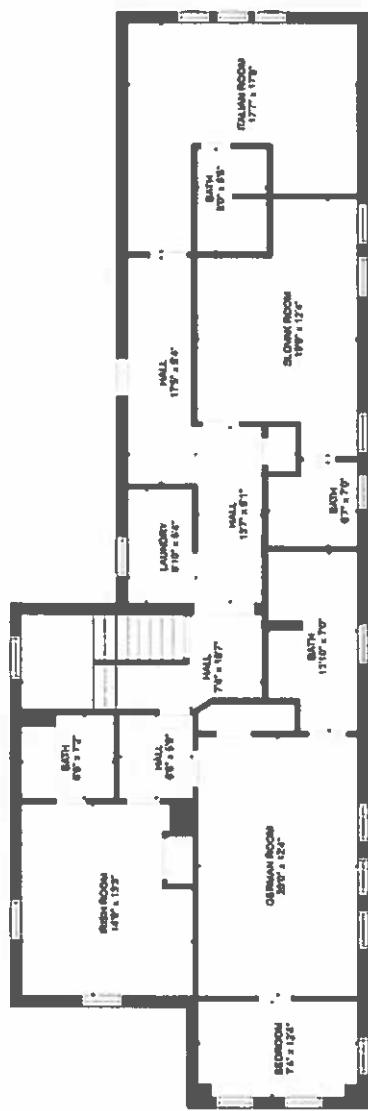
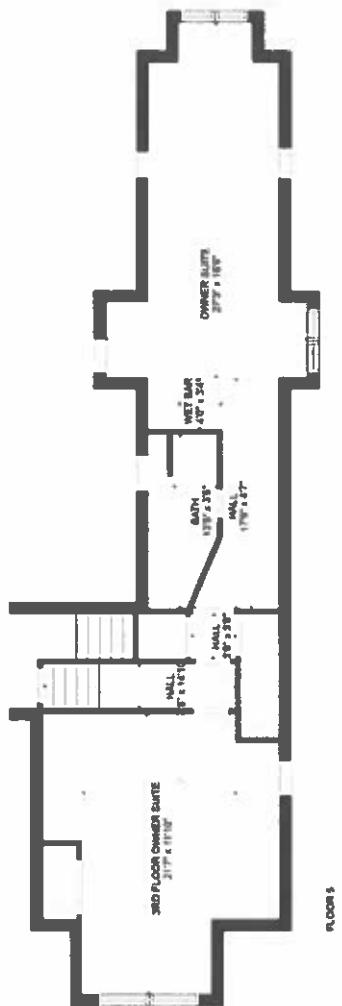


Back of Structure - The cozy rear patio is accessed from the guest dining room to unwind with a beverage of choice after long rides or nearby sight seeing from some of the nearby attractions.

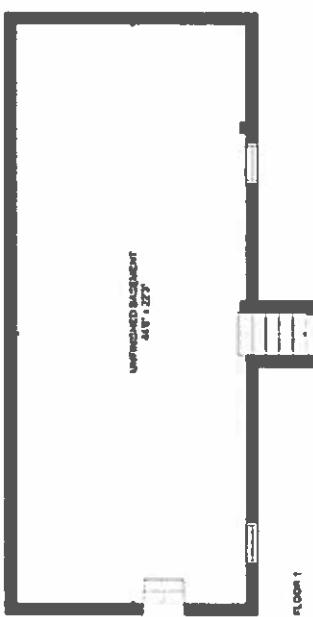


Floor Plan

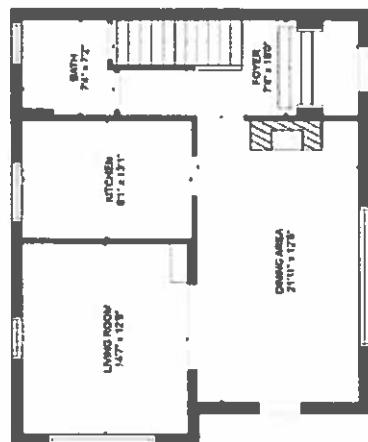




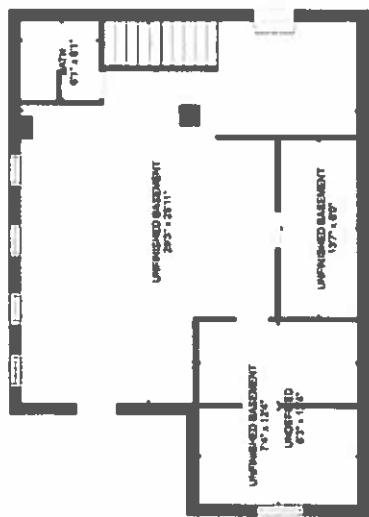
FLOOR 4



FLOOR 1

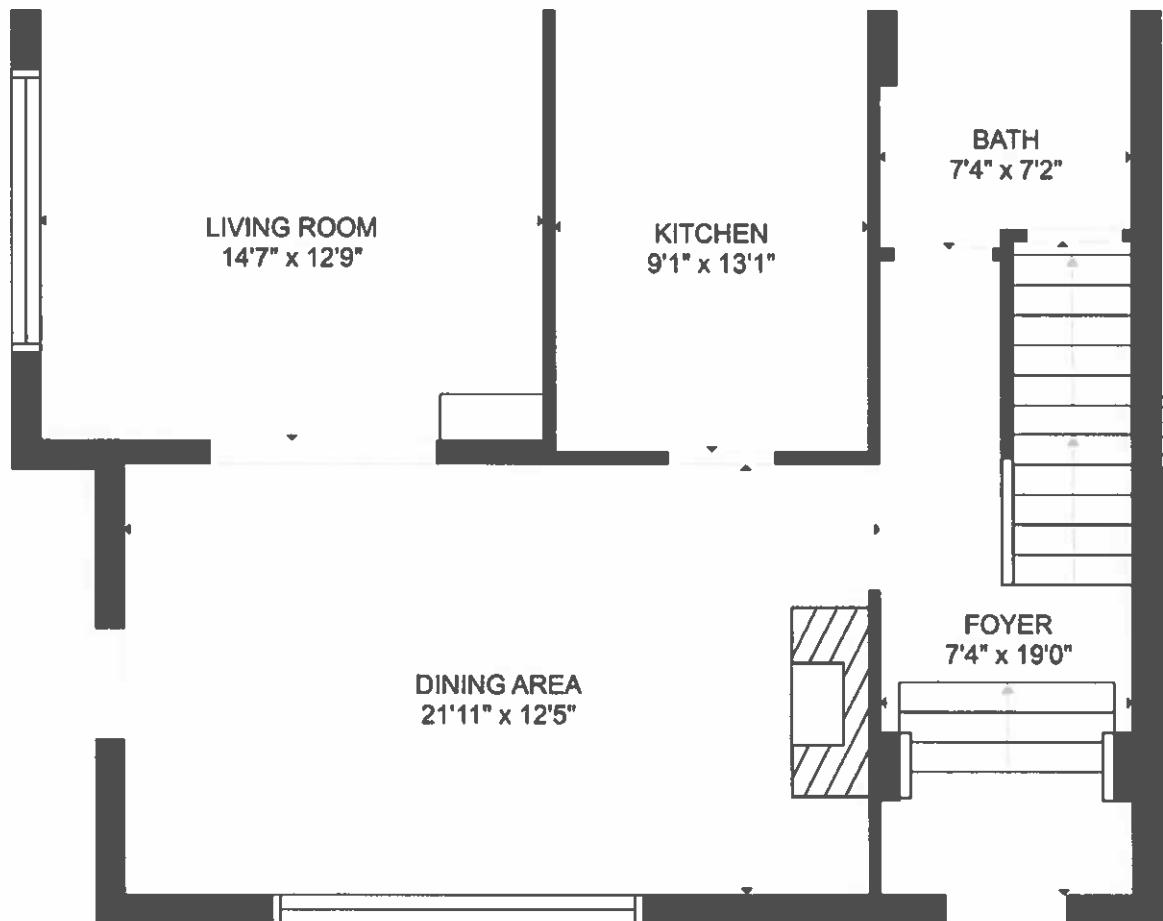


FLOOR 3

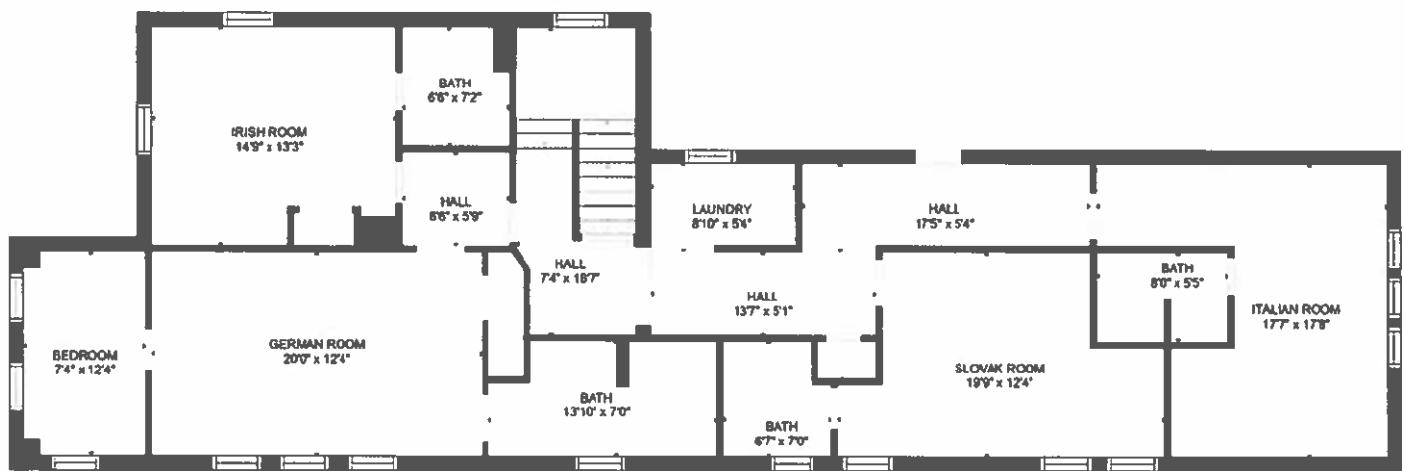


FLOOR 2

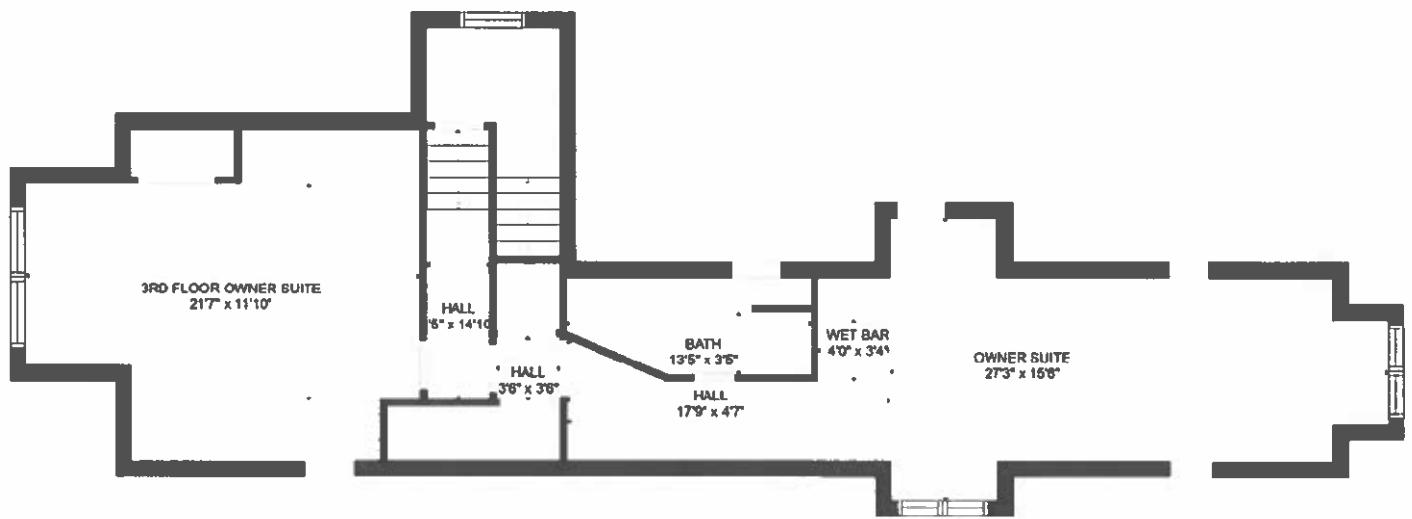
GROSS INTERNAL AREA
FLOOR 1: 104 sq. ft. FLOOR 2: 140 sq. ft.
FLOOR 3: 789 sq. ft. FLOOR 4: 1656 sq. ft.
FLOOR 5: 1001 sq. ft. EXCLUDED AREAS:
UNFINISHED BASEMENT: 1566 sq. ft.



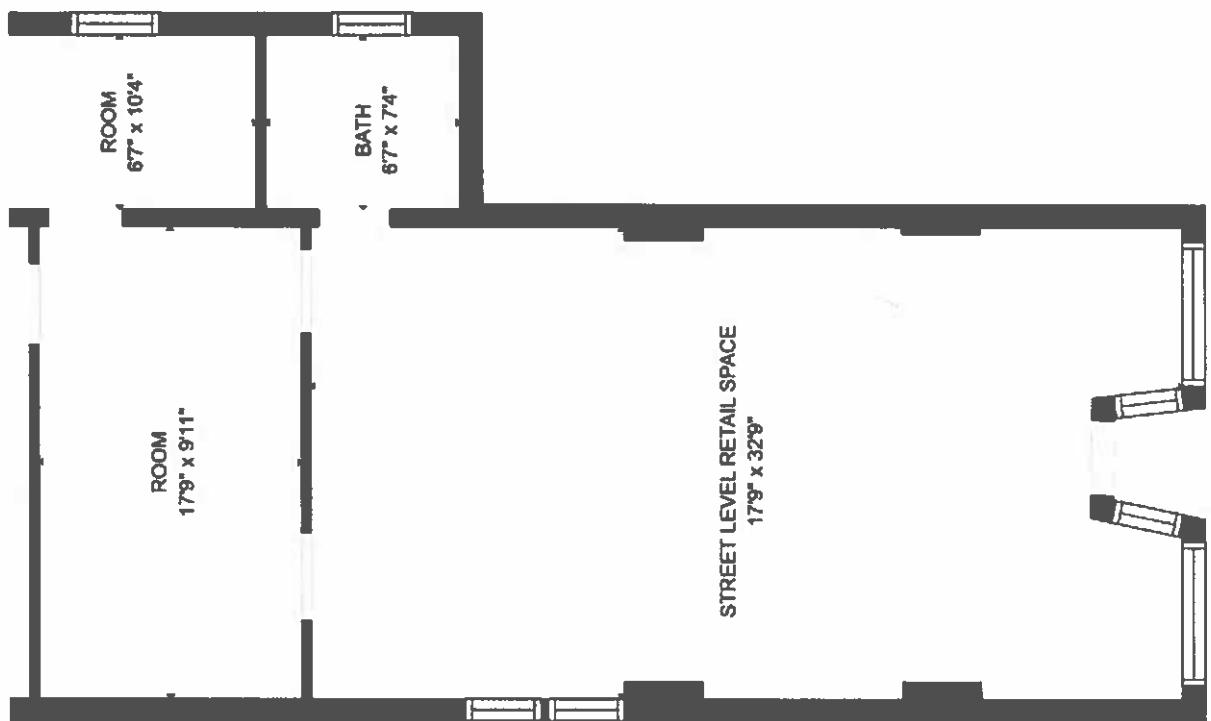
GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft.; FLOOR 2: 140 sq. ft.
FLOOR 3: 789 sq. ft.; FLOOR 4: 1656 sq. ft.
FLOOR 5: 1001 sq. ft., EXCLUDED AREAS:
UNFINISHED BASEMENT: 1074 sq. ft.



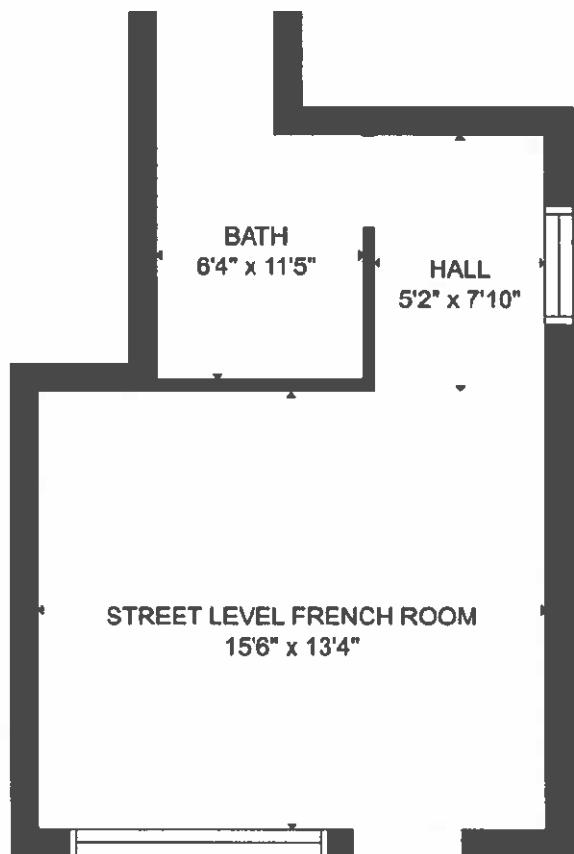
GROSS INTERNAL AREA
 FLOOR 1: 0 sq. ft., FLOOR 2: 140 sq. ft.
 FLOOR 3: 789 sq. ft., FLOOR 4: 1656 sq. ft.
 FLOOR 5: 1601 sq. ft., EXCLUDED AREAS:
 (INTERIOR WALK-IN CLOSET, 10'4" x 10'0")



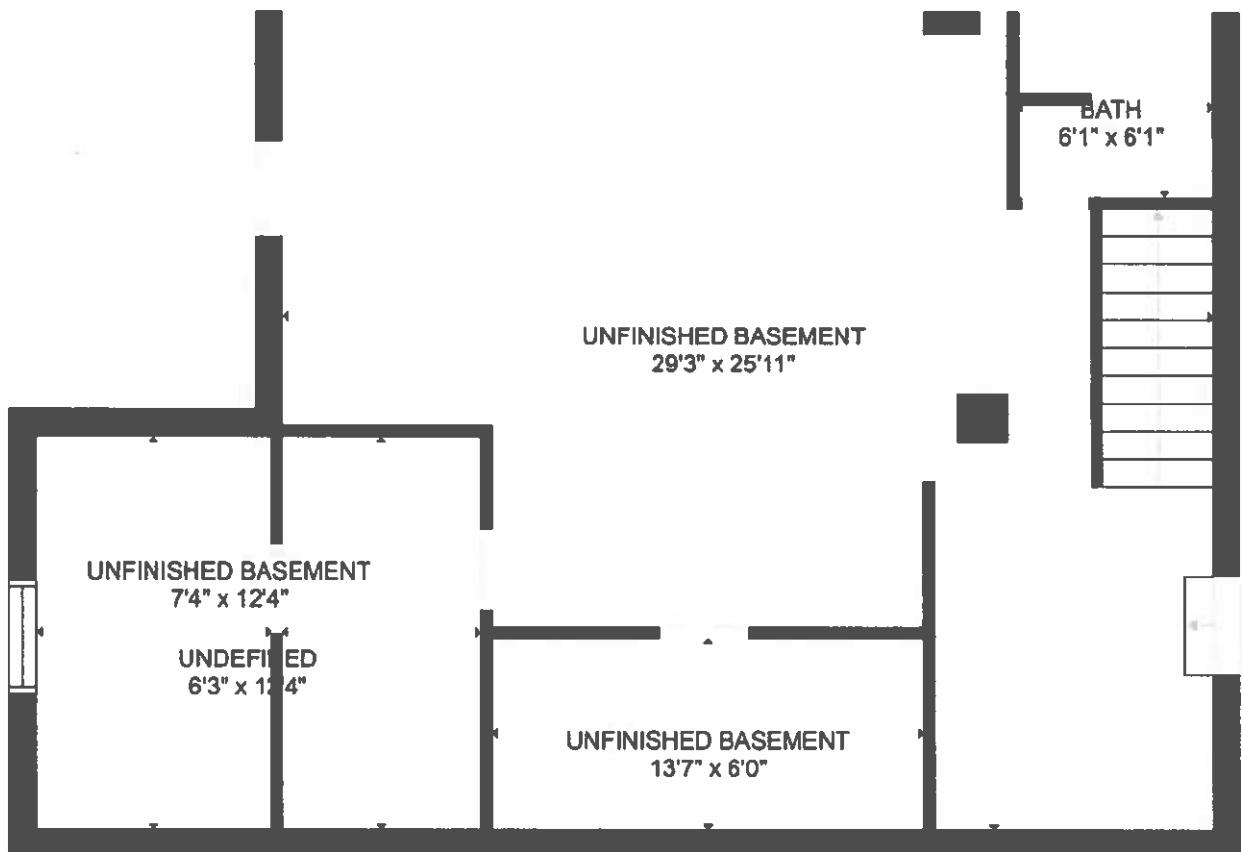
GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft., FLOOR 2: 140 sq. ft.
FLOOR 3: 769 sq. ft., FLOOR 4: 1656 sq. ft.
FLOOR 5: 1001 sq. ft., EXCLUDED AREAS:
HOTEL/OWNER'S BASEMENT: 0 sq. ft.



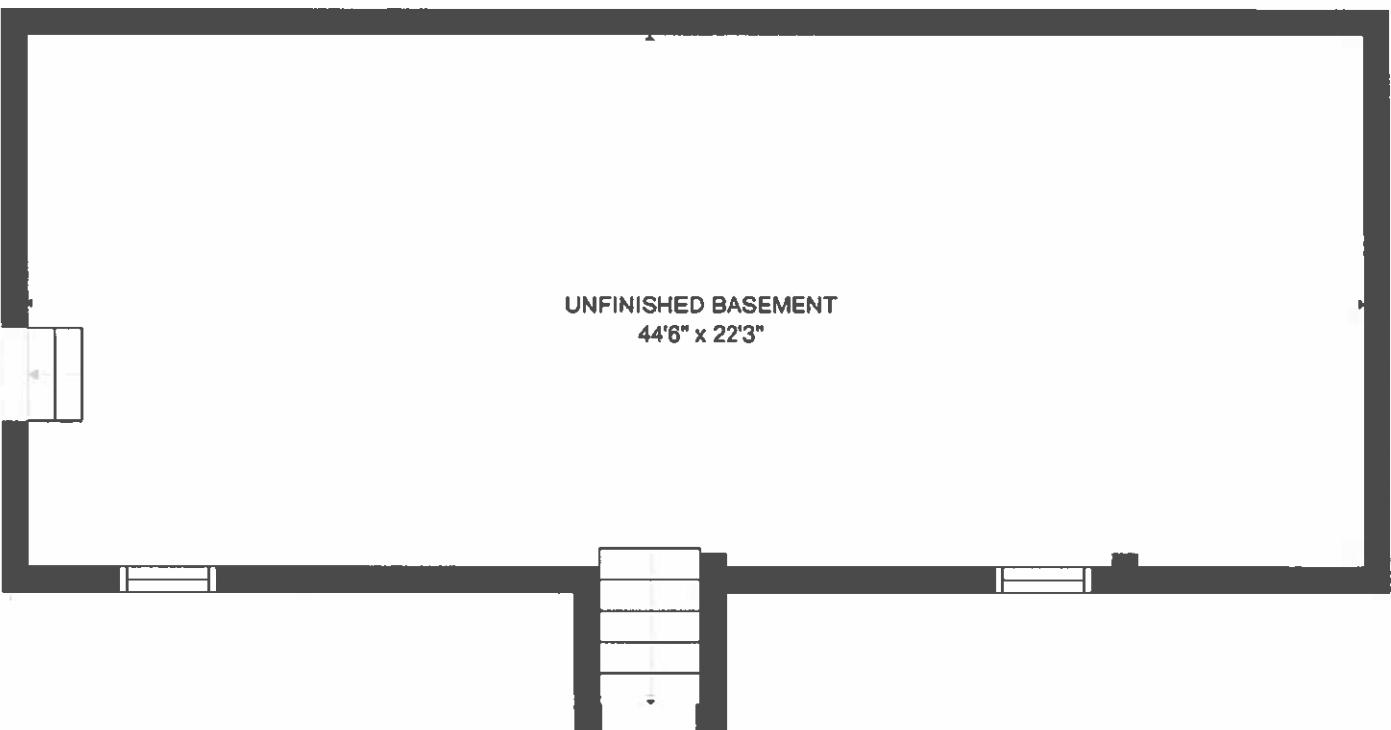
GROSS INTERNAL AREA
FT 1000 1.011 m²



GROSS INTERNAL AREA
1000 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: 1601 sq. ft., EXCLUDED AREAS:
UNFINISHED BASEMENT, 764 sq. ft.

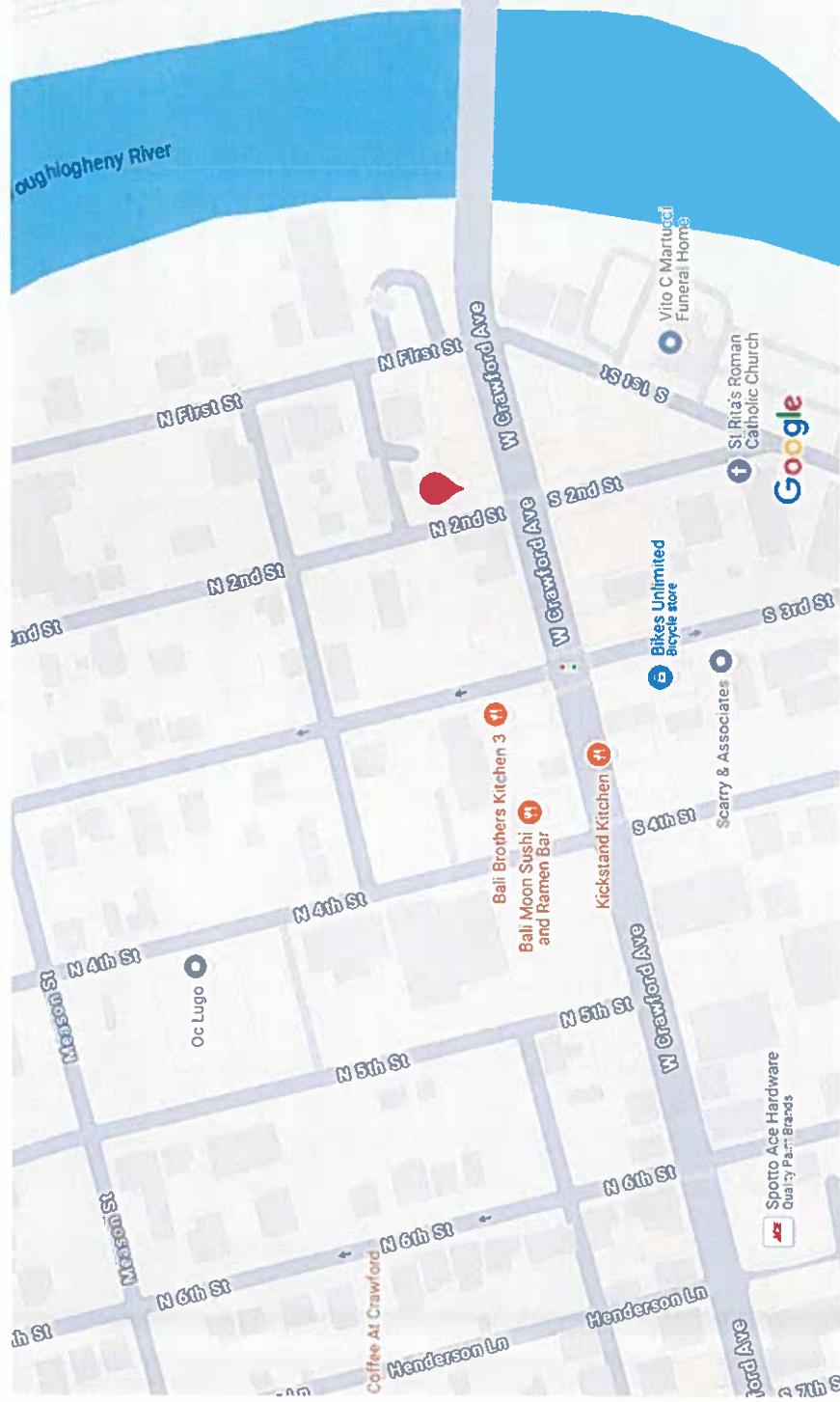


UNFINISHED BASEMENT
44'6" x 22'3"

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 44'6" x 22'3"

Google Maps

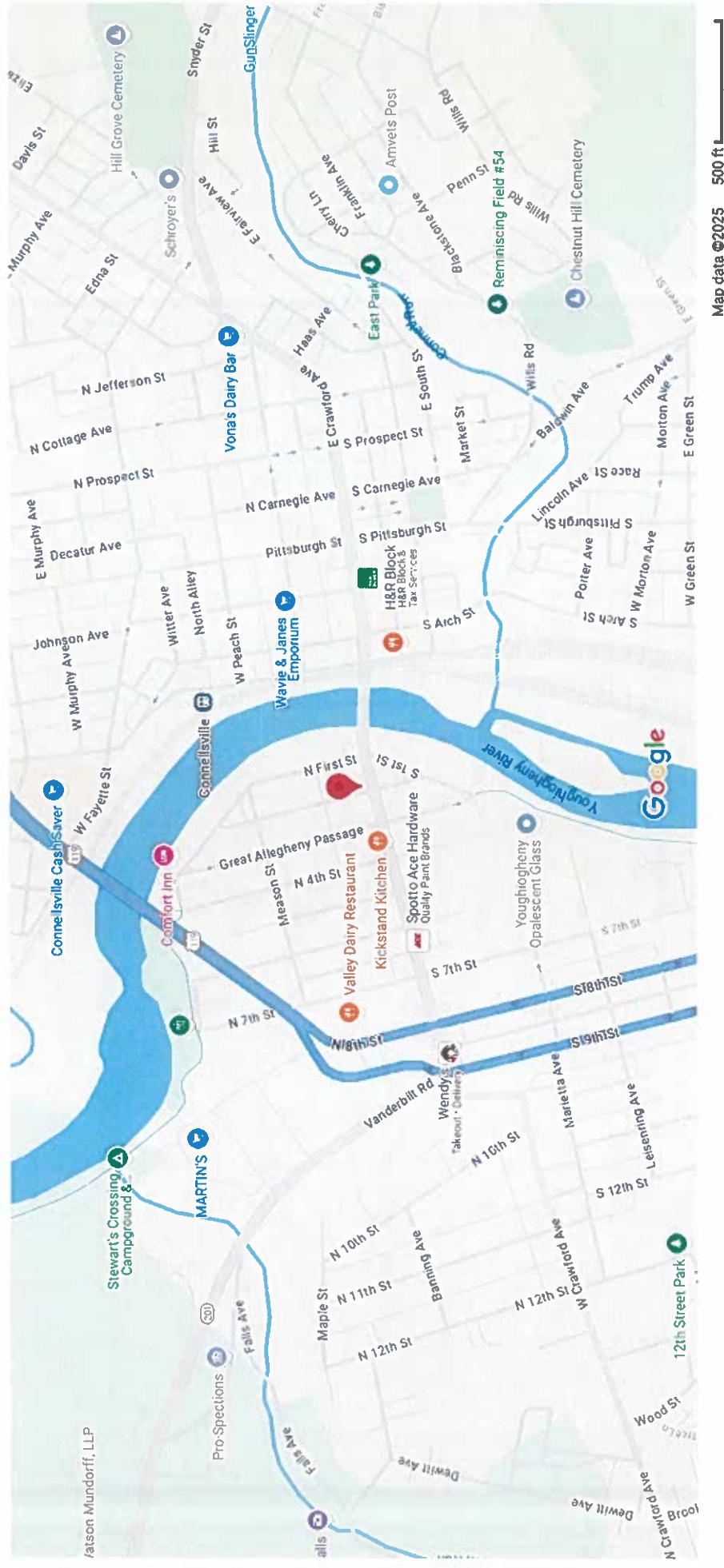
316 W Crawford Ave

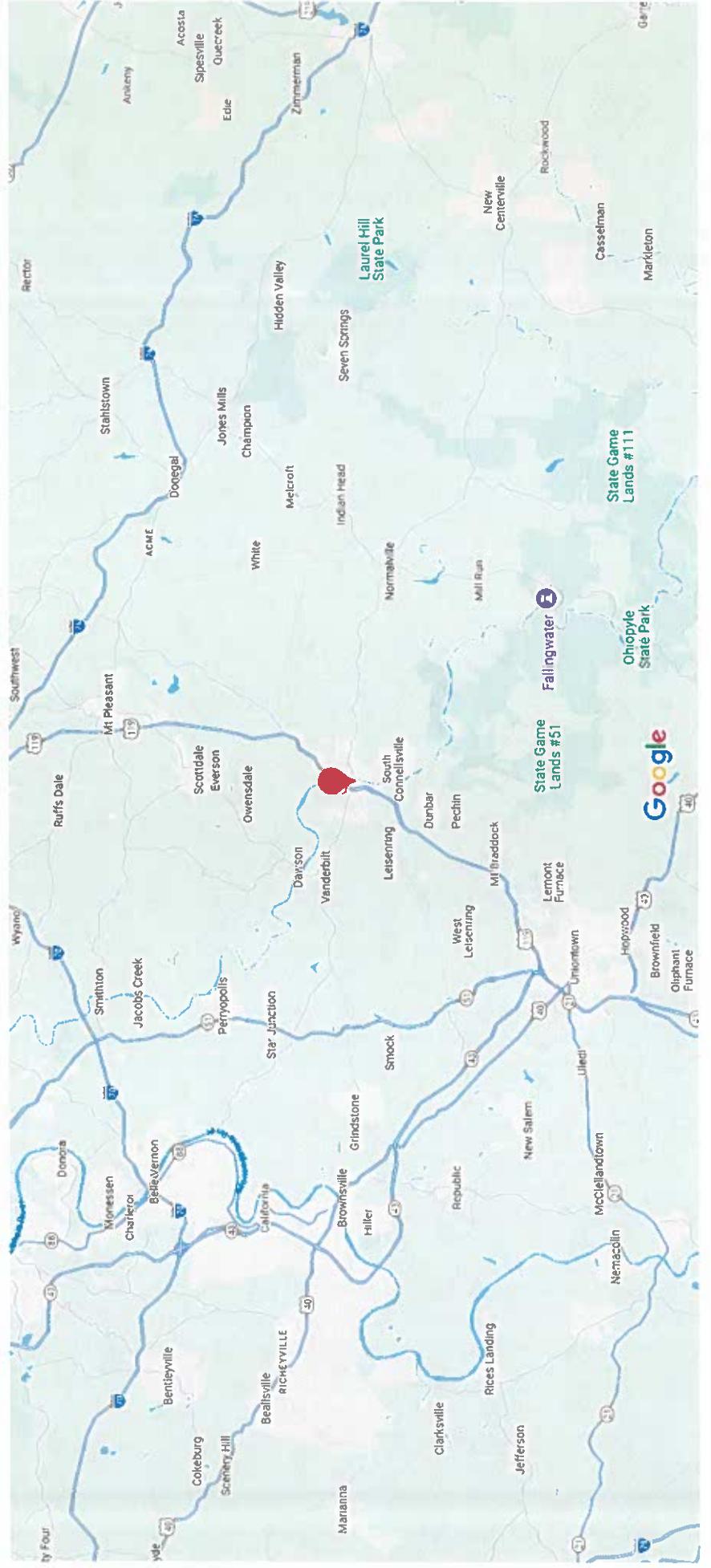


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Google Maps

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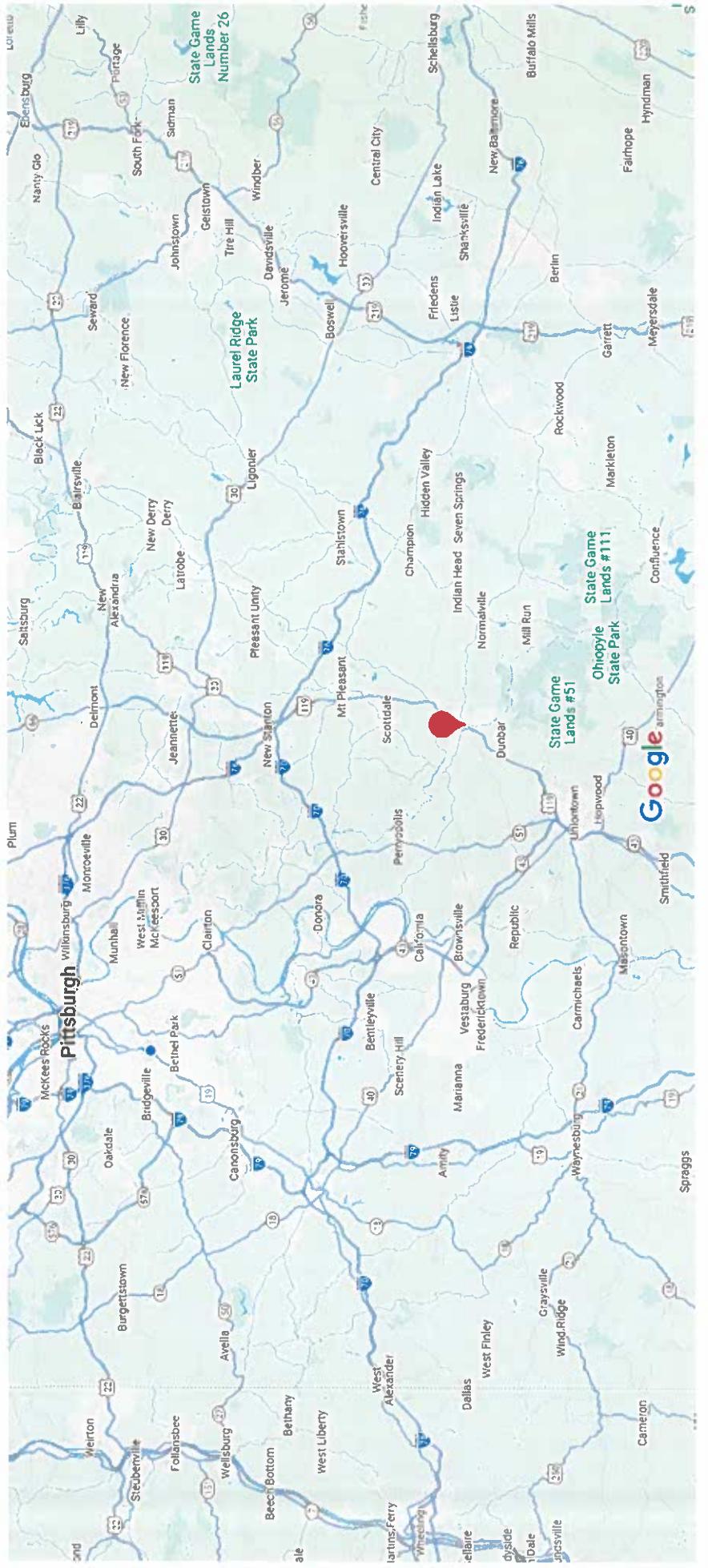


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