

# TURN-K EY RESTAURANT & 4 APARTMENTS

**For Sale** | 137 Main Street East | Girard, PA 16417

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

<b>Sale Price:</b>	\$849,000
<b>Building Size:</b>	4,944 SF
<b>Lot Size:</b>	0.762 Acres
<b>Number Of Units:</b>	5
<b>Year Built:</b>	1972 Restaurant 1969 Apartment Bldg.
<b>Zoning:</b>	C-1
<b>Traffic Count:</b>	11,000
<b>Utilities:</b>	Public
<b>Tax ID Number:</b>	23-015-048.0-007.00

## PROPERTY HIGHLIGHTS

- Turn-Key Restaurant & 4-Unit Apartment Complex In Downtown Girard, PA
- Own Mike N' Dangelo's Italian Restaurant & Pizzeria – Established 1995
- 3 Year Average Gross Business Sales \$388,542
- 2,400± SF Turn-Key Restaurant – Built In 1972 – New Roof Approx. 2013
- 3D Tour & Floor Plan Available
- Fully Equipped Commercial Kitchen – Equipment List Available
- Dining Area With Seating For ±48
- Checkout Area, Office & 2 ADA Restrooms
- Gas Forced Air Heat & Central AC Plus Dry Sprinkler System
- Digital LED Street Signage & Abundant Off-Street Parking
- 2,544± SF 4-Unit Apartment Complex – Built In 1969 – New Roof Approx. 2023
- 100% Occupancy – \$32,940 Annual Rental Income
- Sale Includes Real Property, Business, All Business Assets, Equipment, Recipes & Goodwill
- Tour Online: <https://my.matterport.com/show/?m=Y2LBtS2T85v>

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

[sbauer@sherrybauerrealestate.com](mailto:sbauer@sherrybauerrealestate.com)

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

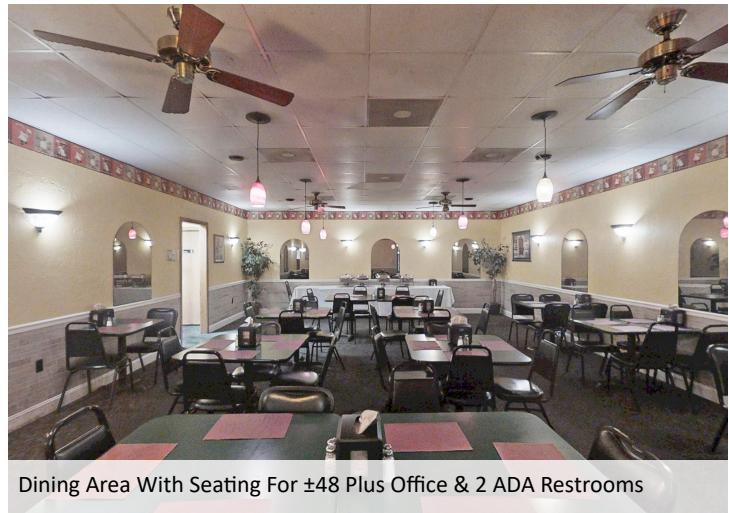
F. 814.453.2001

[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

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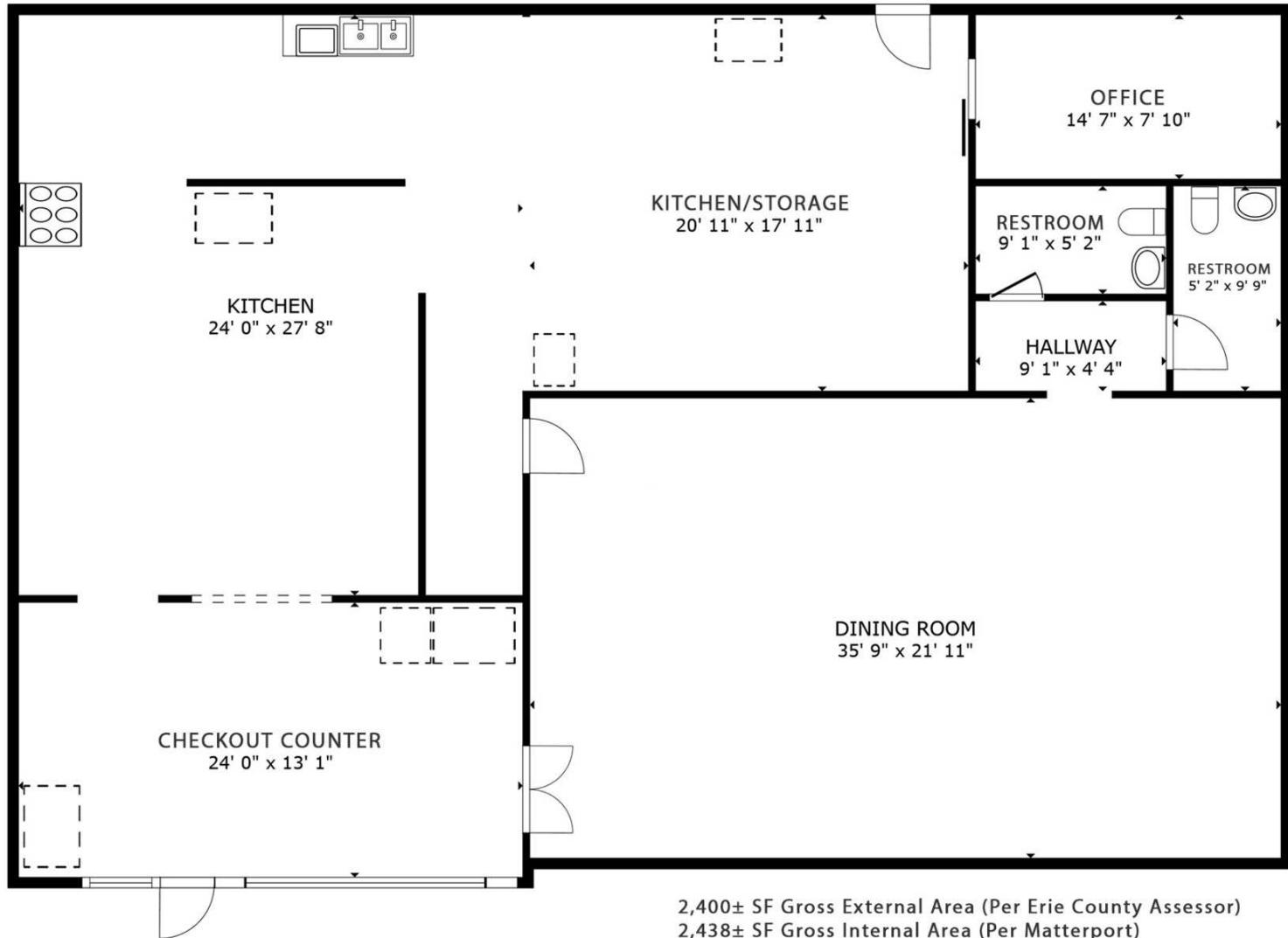
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**360° VIRTUAL TOUR**

## Floor Plan

**137 Main Street East  
Girard, PA 16417**



2,400± SF Gross External Area (Per Erie County Assessor)  
2,438± SF Gross Internal Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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## Mike N' Dangelo's Equipment List

POS system with 4 printers and 3 monitors

8 Foot delivery table

12 Camera security system

5 Foot sub prep cooler table

4 Foot prep table

2 Standard microwaves

1 Commercial microwave

6 Foot prep table

8 Foot prep table

4 Foot prep table

4 Foot prep table

8 Foot salad/pizza prep cooler 3 door unit

6 Foot prep table

6 Foot heat table top unit

3 Impinger ovens (1 needs serviced)

1 - 6 Burner stove and full size oven

2 Water heated steam warmers

2 - 35# Gas fryers

1 - 40# Automatic fryer with built in timer and auto lift

8 Foot hood system with Ansel unit

5x4 Foot pizza oven stainless steel hood

Breading unit

4 Foot prep table

Hand wash sink

2 bay sink with disposal (not in use)

dish washer chemical

1 Full freezer  
6 Foot prep table  
Hobart slicer  
Slicer # 2  
6 Foot prep table  
Brand new 50 gal hot water tank  
Several shelving units  
Musak system for kitchen and dining room  
6 Kitchen fans 1 front fan  
Roof top hood fan  
Computer for store use  
Server for POS  
2 Small desks  
Other storage shelves in office  
15'x15' Walk in cooler / freezer  
20 Dining room tables  
75 Chairs  
1 - 40" Tv with loop for customer entertainment  
1 - 4x6 Foot lighted sign  
1 - 4x4 Cirrus full color customizable led sign  
3 Pepsi coolers we use per contract from Pepsi  
Many small ware items for use in kitchen  
Many pots and pans from 40qt down to 12 qt pots several fry pans and others  
Dozens of full and half cookie sheets  
Many containers and storage containers for use in cooler units and storage  
Plates cups and silverware for dine in use. Many other serving plates and such  
1 - 3 foot heat lamp unit  
Can opener and other food prep items  
Many other food prep and cooking small wares

## CONFIDENTIALITY AGREEMENT

The undersigned Accepting Party (the "Accepting Party") is interested in obtaining information regarding the two building package known as Mike N' Dangelo's Italian Restaurant & Pizzeria with a 4-unit apartment building, owned by Michael Klemm and/or assigns for the sole purpose of allowing the Signator to evaluate the possible acquisition (the "Proposed Transaction") of the Business including the business, all business assets, equipment, recipes, goodwill, and the real property with the legal address 139-143 Main Street East in Girard, Pennsylvania 16417 with the Tax Identification Number 23-015-048.0-007.00. The Owner(s) &/or Affiliates will thus be referred to as the "Owner." The business will thus be referred to as the "Business." Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Business be directed to SBRE – Sherry Bauer Real Estate Services (the "Listing Broker"). By accepting this Agreement and the Evaluation Materials (as hereinafter defined), Accepting Party hereby agrees as follows:

- 1. Confidentiality.** Any information with respect to the Business (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, Owner's Representative and/or Listing Broker and/or any of their respective consultants, agents or employees (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Business by Accepting Party and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be delivered to such persons or entities who because of their involvement with the Proposed Transaction need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (all of whom are collectively referred to as "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Party of the confidential nature of such information and shall be directed by Accepting Party (and Accepting Party shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. In any event, Accepting Party will be responsible for such Related Parties complying with the confidentiality provisions hereof. Accepting Party will not communicate with tenants of the Business without the prior written consent of Owner or Owner's Representative.
- 2. Brokerage Commissions.** Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Business be directed to Listing Broker. All fees due Listing Broker in connection with the sale of the Business shall be paid by Owner.
- 3. No Disclosure.** Accepting Party shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Business or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Business with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that Accepting Party or a Related Party becomes legally compelled to disclose all or any part of the Evaluation Materials, Accepting Party will provide Owner's Representative with prompt written notice so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Party acknowledges that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or that Owner waives compliance with the provisions of this Agreement, in such instance, Accepting Party will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials. Accepting Party shall reimburse Seller Parties for all costs and expenses, including reasonable attorneys' fees incurred by Seller Parties in successfully enforcing Accepting Party's obligations under this Agreement.
- 4. No Representations by Seller Parties.** None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner's Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections.
- 5. No Obligation.** Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto.

6. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of Pennsylvania in which the Business is located which is applicable to contracts made and to be performed wholly within Pennsylvania.

**ACCEPTING PARTIES:**

Sherry E. Bauer  
SBRE – Sherry Bauer Real Estate Services  
1315 Peninsula Drive, Suite 2 | Erie, PA 16505  
O. (814) 453-2000 | F. (814) 453-2001 | C. (814) 460-2000

**Registered Potential Purchaser:**

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**Name (Please Print)**

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<b>Title</b>	<b>Company</b>
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<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
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<b>Phone</b>	<b>Fax</b>
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**Email**

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**Signature**

**Registered Potential Purchaser or Buyer's Broker:**

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**Name (Please Print)**

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<b>Title</b>	<b>Company</b>
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<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>
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<b>Phone</b>	<b>Fax</b>
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**Email**

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**Signature**

Please return to SBRE via fax: (814) 453-2001 or email: [sbauer@sherrybauerrealestate.com](mailto:sbauer@sherrybauerrealestate.com)

E-Sign Confidentiality Agreement on the Offering Website at  
<http://properties.sherrybauerrealestate.com/1517330-sale>

Re: Mike N' Dangelo's Italian Restaurant & Pizzeria & 4-Unit Apartment Building