

HOSPITALITY FOR SALE

IRON ALLEY SALOON

181 EAST BROWN STREET, BLAIRSVILLE, PA 15717



FOR SALE

KW COMMERCIAL
1500 Oxford Dr Suite 110
Bethel Park, PA 15102



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PRESENTED BY:

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EXECUTIVE SUMMARY

181 EAST BROWN STREET



OFFERING SUMMARY

PRICE:	\$514,000
BUILDING SF:	7,660
PRICE / SF:	\$67
LOT SIZE:	0.80 Acres
RENOVATED:	2020
RE TAXES:	\$6,516
FF&E:	\$160,000 +/-
SEATING:	162

PROPERTY OVERVIEW

The Iron Alley Saloon Restaurant and Banquet Center is a perfect opportunity to take over from a retired owner operator. The property is located in a tranquil setting around the corner from downtown Blairsville shops and businesses. Property has a total 7,660 SF, and 20 parking spaces with an additional overflow parking lot of 30 spaces.

The main bar and kitchen has 2,240 SF, middle dining area 1,640 SF, back dining area 900 SF. The upstairs apartment/office 1,600 SF and the adjacent (connected) white house with 1,080 SF. The Iron Alley fully equipped kitchen has over \$58k worth of equipment. The equipment consist of walk-in freezers, refrigerator units, pizza oven, ovens, stoves, Vulcan grill /boiler, deli/dessert display cases and a large list of others. The outdoor amenities include two dining options- The European inspired courtyard and the brick patio with lush plantings.

The small house is a value add opportunity that still needs remodeled into the new owner's vision. There's also an additional second floor apartment above the bar/kitchen with easy access to the kitchen.

Total FF&E valued at \$160,000 +/-

Liquor License available but not included.

Note: Retired owner runs business idle at 20hrs a week. Large upside for aggressive new buyer.

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LOCATION & HIGHLIGHTS

181 EAST BROWN STREET



LOCATION INFORMATION

Building Name: Iron Alley Saloon
Street Address: 181 East Brown Street
City, State, Zip: Blairsville, PA 15717
County: PA - Indiana
Market: Western Pa
Sub-market: Blairsville

LOCATION OVERVIEW

43 Miles from Pittsburgh
20 Miles from Greensburg
17 Miles from Indiana Pa
16 Miles from Arnold Palmer Regional Airport



PROPERTY HIGHLIGHTS

- Turn-Key Restaurant and Banquet Hall
- Newly remodeled
- Adjacent house included
- Upstairs apartment
- \$160,000 FF&E
- Liquor License available but not included



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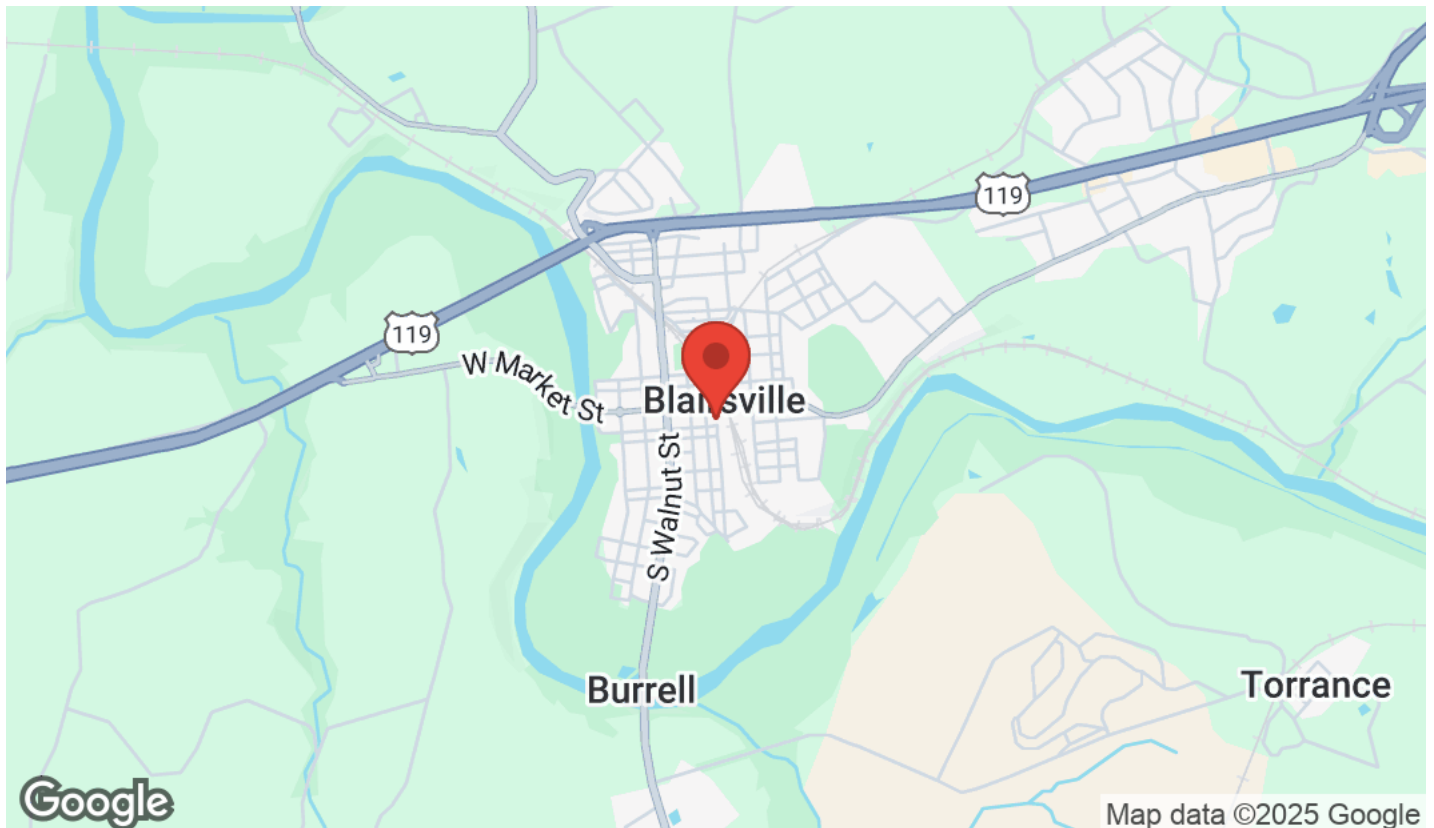


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LOCATION MAPS

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BUSINESS MAP


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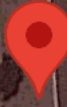
East Market Street

 Fox's Pizza Den

S. East Lane

 Iron Alley Saloon

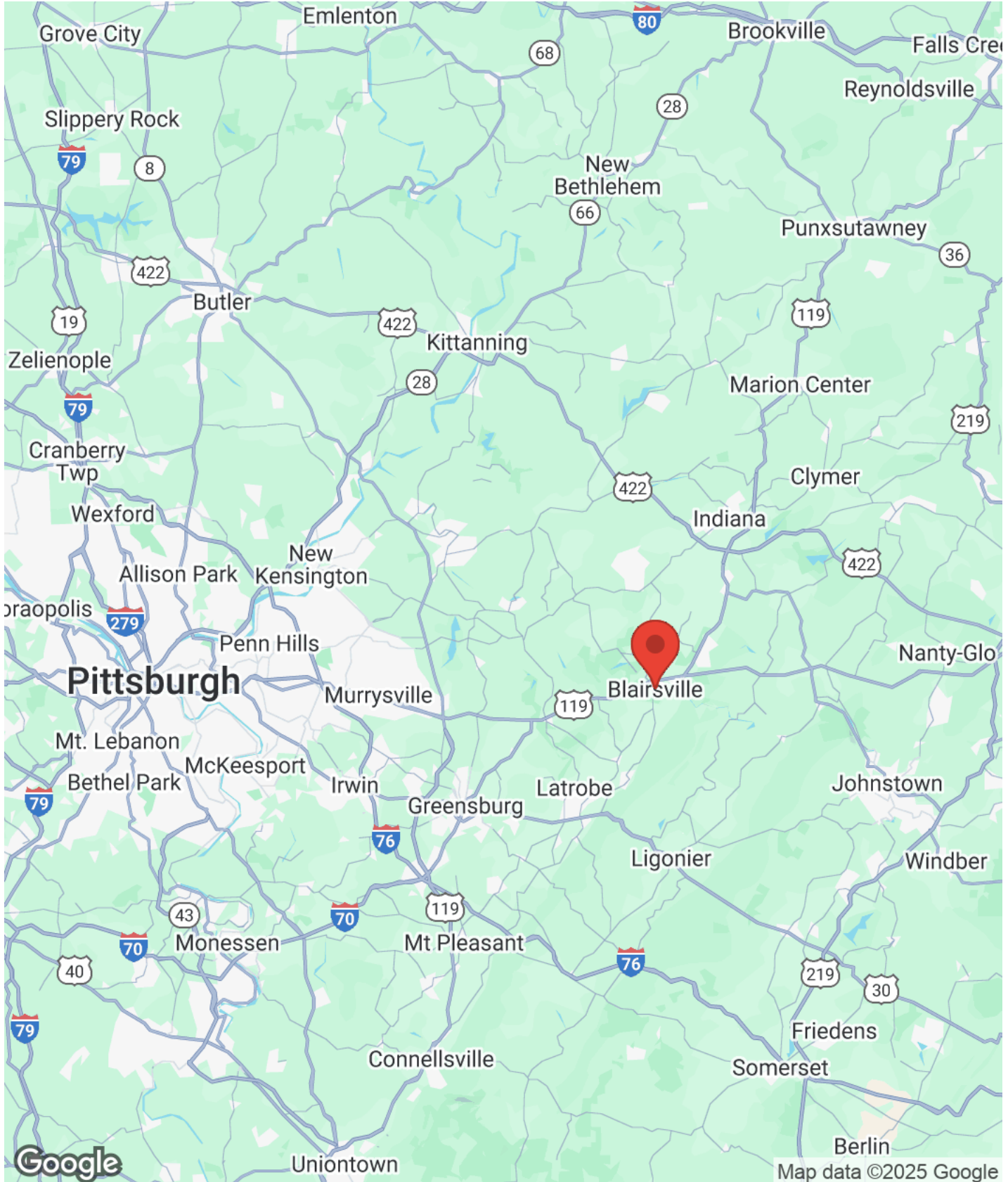
30+ Spaces



East Brown Street

REGIONAL MAP

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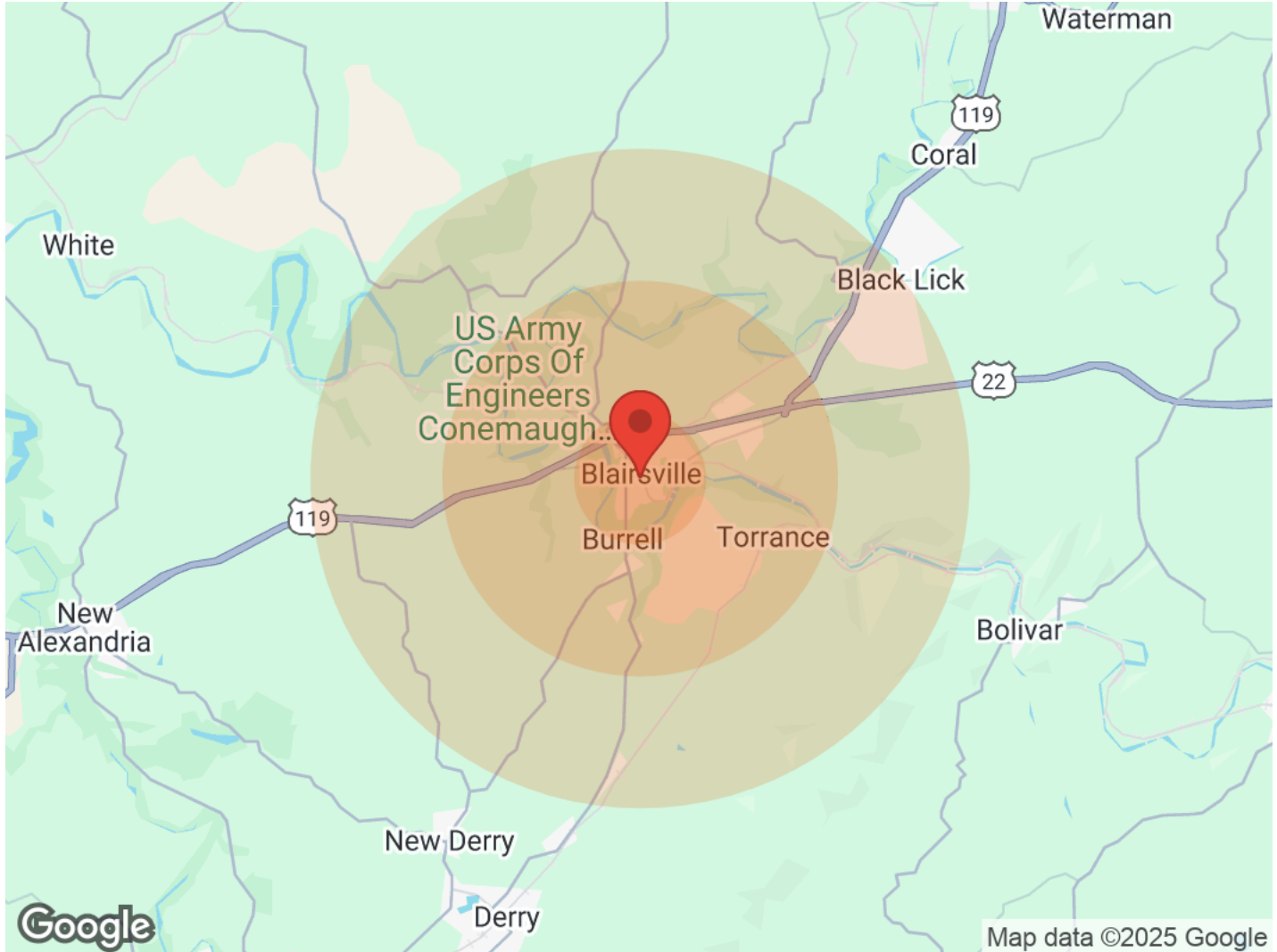


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DEMOGRAPHICS

181 EAST BROWN STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,507	2,715	5,941
Female	1,739	2,968	6,290
Total Population	3,246	5,683	12,231

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	400	709	1,554
Ages 15-24	409	654	1,447
Ages 25-54	1,231	2,197	4,794
Ages 55-64	468	863	1,888
Ages 65+	738	1,260	2,548

Race	1 Mile	3 Miles	5 Miles
White	3,223	5,573	12,023
Black	9	96	168
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	1	1	48
Multi-Racial	18	18	70

Income	1 Mile	3 Miles	5 Miles
Median	\$29,497	\$37,972	\$41,901
< \$15,000	267	334	751
\$15,000-\$24,999	266	482	751
\$25,000-\$34,999	220	284	608
\$35,000-\$49,999	313	429	897
\$50,000-\$74,999	179	343	869
\$75,000-\$99,999	130	269	580
\$100,000-\$149,999	90	266	501
\$150,000-\$199,999	27	38	57
> \$200,000	N/A	16	28

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,044	3,082	5,992
Occupied	1,809	2,773	5,432
Owner Occupied	1,131	1,835	3,864
Renter Occupied	678	938	1,568
Vacant	235	309	560

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Disclaimer

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