

TURNKEY BREWERY + RESTAURANT

with built-in income

609 Ann Street | Homestead, PA



THE OPPORTUNITY

5,500 SF mixed-use property featuring brewery space, 3 fully updated apartments, and 500 SF patio.

LOCATION

Right off 8th Ave in the historic Homestead business district near the Waterfront.

WHY THIS HITS DIFFERENT

- Big-ticket renovations complete
- Immediate rental income
- Indoor + outdoor potential
- Prime location
- Flexible deal structure



INCOME BUILT IN

Residential: \$2,400/mo

Commercial: \$4,000–\$4,500/mo

Total: \$6,400–\$6,900/mo

Cap: ~8%

PRICE: \$950,000 (Negotiable with Buildout)

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