



**HOSPITALITY**

- 38.85 Acres
- 13,600 SF Building
- Multiple Income Streams
- Cash-flowing Business
- Over 100 Parking Spaces

**RE/MAX SELECT REALTY**

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1 - PROPERTY INFORMATION	
Property Summary .....	4
2 - LOCATION INFORMATION	
Location Maps .....	6
Demographics .....	7
3 - FINANCIAL REPORTS	
Annual Property Operating Data .....	9
Detailed General Expenses .....	10
4 - GRAPHS	
Gross Income Vs. Operating Expenses .....	12
Operating Income Analysis .....	13
5 - AGENT PROFILE	
Professional Bio .....	15
Disclaimer .....	16

# PROPERTY INFORMATION

# 1

PROPERTY SUMMARY 4



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## Property Summary

Price:	\$2,600,000
Address1:	210 Bills Lane
Address2:	Belle Vernon, PA 15012
County:	Westmoreland County
APN:	56-09-00-0-184
Building SF:	13,600
Frontage:	1700
Lot Size:	38.85 Acres
Market:	Pittsburgh
Parking Ratio:	9 / 1000
Parking:	112
Year Built:	1970
Zoning:	Commercial

## Property Overview

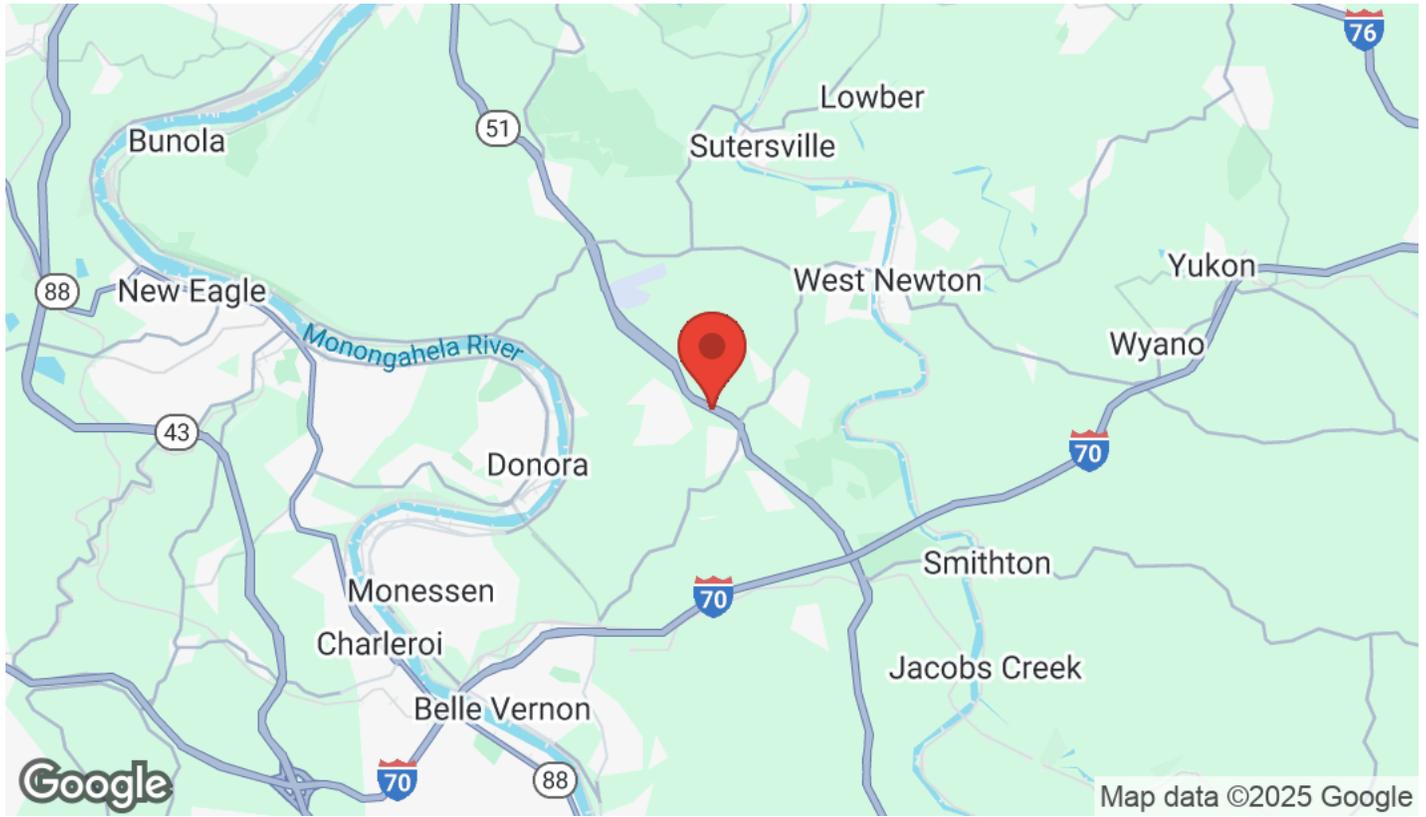
This extraordinary 38.85-acre commercial property offers a rare combination of dining, recreation, and entertainment amenities, making it a standout investment opportunity. At its core is a 13,600-square-foot building housing a restaurant and ice cream shop, fully equipped and ready for operation. Complementing the dining space are unique outdoor attractions, including a deck hockey arena, a driving range, and a miniature golf course. The property includes approximately 100 parking spaces and comes fully furnished with all equipment. With all utilities available, this versatile site offers endless possibilities for continued use or redevelopment. Whether expanding an existing business or reimagining the space, this is a rare opportunity to acquire a multi-faceted commercial property with built-in revenue potential.

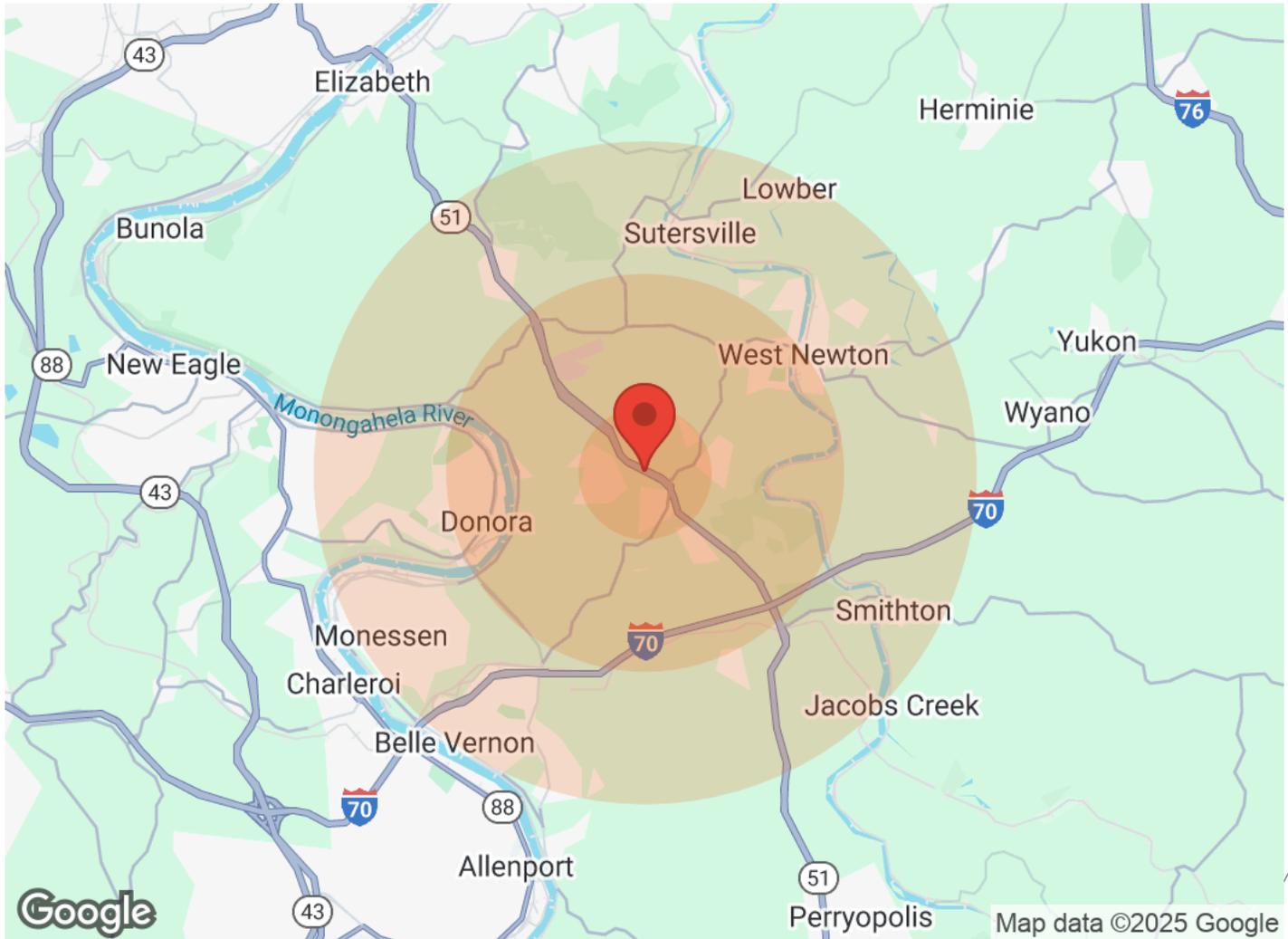
## Location Overview

Situated in Rostraver Township, PA, this property boasts a high-visibility location directly on Route 51 at a signalized intersection, ensuring easy access for visitors and steady traffic flow. This site benefits from consistent exposure and excellent accessibility. Its strategic positioning along a major thoroughfare makes it an ideal destination for a variety of commercial uses, offering strong potential for business growth and customer attraction.

# LOCATION INFORMATION **2**

LOCATION MAPS	6
DEMOGRAPHICS	7





Population	1 Mile	3 Miles	5 Miles
Male	449	6,209	18,111
Female	516	6,831	20,054
Total Population	965	13,040	38,165

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	120	2,092	5,450
Ages 15-24	93	1,673	4,495
Ages 25-54	353	4,573	13,713
Ages 55-64	156	1,847	5,374
Ages 65+	243	2,855	9,133

Race	1 Mile	3 Miles	5 Miles
White	930	12,317	36,079
Black	N/A	482	1,528
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	6
Hispanic	8	102	219
Multi-Racial	28	378	996

Income	1 Mile	3 Miles	5 Miles
Median	\$52,404	\$41,582	\$38,085
< \$15,000	11	949	2,981
\$15,000-\$24,999	49	832	2,760
\$25,000-\$34,999	60	576	1,962
\$35,000-\$49,999	74	697	2,419
\$50,000-\$74,999	76	908	2,766
\$75,000-\$99,999	45	547	1,727
\$100,000-\$149,999	93	698	1,498
\$150,000-\$199,999	12	127	287
> \$200,000	N/A	63	162

Housing	1 Mile	3 Miles	5 Miles
Total Units	408	6,536	20,176
Occupied	393	5,657	17,822
Owner Occupied	363	4,311	13,366
Renter Occupied	30	1,346	4,456
Vacant	15	879	2,354

# FINANCIAL REPORTS **3**

ANNUAL PROPERTY OPERATING DATA	9
DETAILED GENERAL EXPENSES	10

# ANNUAL PROPERTY OPERATING DATA

**BILLS GOLFLAND**  
210 Bills Lane  
Belle Vernon, PA 15012

Description Year Ending	Year 1 02/2026	Year 2 02/2027	Year 3 02/2028	Year 4 02/2029	Year 5 02/2030
<b>Income</b>					
Rental Income	\$1,746,410	\$1,798,802	\$1,852,767	\$1,908,350	\$1,965,600
<b>Gross Scheduled Income</b>	<b>\$1,746,410</b>	<b>\$1,798,802</b>	<b>\$1,852,767</b>	<b>\$1,908,350</b>	<b>\$1,965,600</b>
<b>Gross Operating Income</b>	<b>\$1,746,410</b>	<b>\$1,798,802</b>	<b>\$1,852,767</b>	<b>\$1,908,350</b>	<b>\$1,965,600</b>
<b>Expenses</b>					
COGS	(\$601,645)	(\$619,695)	(\$638,286)	(\$657,434)	(\$677,157)
Accounting	(\$4,500)	(\$4,635)	(\$4,774)	(\$4,917)	(\$5,065)
Advertising	(\$12,864)	(\$13,250)	(\$13,648)	(\$14,057)	(\$14,479)
Auto Expense	(\$2,866)	(\$2,952)	(\$3,040)	(\$3,131)	(\$3,225)
Bank Fees	(\$485)	(\$500)	(\$515)	(\$530)	(\$546)
Casual Labor	(\$2,664)	(\$2,743)	(\$2,826)	(\$2,911)	(\$2,998)
Computers and Software	(\$3,008)	(\$3,099)	(\$3,192)	(\$3,287)	(\$3,386)
Donation	(\$3,910)	(\$4,027)	(\$4,148)	(\$4,273)	(\$4,401)
Hockey Land Purchase	(\$30,000)	(\$30,900)	(\$31,827)	(\$32,782)	(\$33,765)
Insurance	(\$76,065)	(\$78,347)	(\$80,698)	(\$83,119)	(\$85,612)
Local Machine Tax	(\$1,363)	(\$1,403)	(\$1,445)	(\$1,489)	(\$1,534)
Mercantile	(\$4,163)	(\$4,288)	(\$4,416)	(\$4,549)	(\$4,685)
Misc	(\$4,685)	(\$4,826)	(\$4,970)	(\$5,119)	(\$5,273)
Equipment	(\$3,831)	(\$3,946)	(\$4,065)	(\$4,187)	(\$4,312)
Payroll and Fees	(\$592,773)	(\$610,556)	(\$628,873)	(\$647,739)	(\$667,171)
Profit Sharing	(\$2,440)	(\$2,513)	(\$2,589)	(\$2,666)	(\$2,746)
Property Tax	(\$26,271)	(\$27,059)	(\$27,870)	(\$28,707)	(\$29,568)
Repairs and Maintenance	(\$52,869)	(\$54,455)	(\$56,089)	(\$57,771)	(\$59,505)
Sales Tax	(\$92,664)	(\$95,444)	(\$98,307)	(\$101,256)	(\$104,294)
Supplies	(\$10,442)	(\$10,755)	(\$11,078)	(\$11,410)	(\$11,753)
Utilities	(\$71,336)	(\$73,476)	(\$75,680)	(\$77,950)	(\$80,289)
<b>Total Operating Expenses</b>	<b>(\$1,600,844)</b>	<b>(\$1,648,869)</b>	<b>(\$1,698,336)</b>	<b>(\$1,749,286)</b>	<b>(\$1,801,764)</b>
<b>Operating Expense Ratio</b>	<b>91.66%</b>	<b>91.66%</b>	<b>91.66%</b>	<b>91.66%</b>	<b>91.66%</b>
<b>Net Operating Income</b>	<b>\$145,566</b>	<b>\$149,933</b>	<b>\$154,431</b>	<b>\$159,064</b>	<b>\$163,836</b>

# DETAILED GENERAL EXPENSES

**BILLS GOLFLAND**  
210 Bills Lane  
Belle Vernon, PA 15012

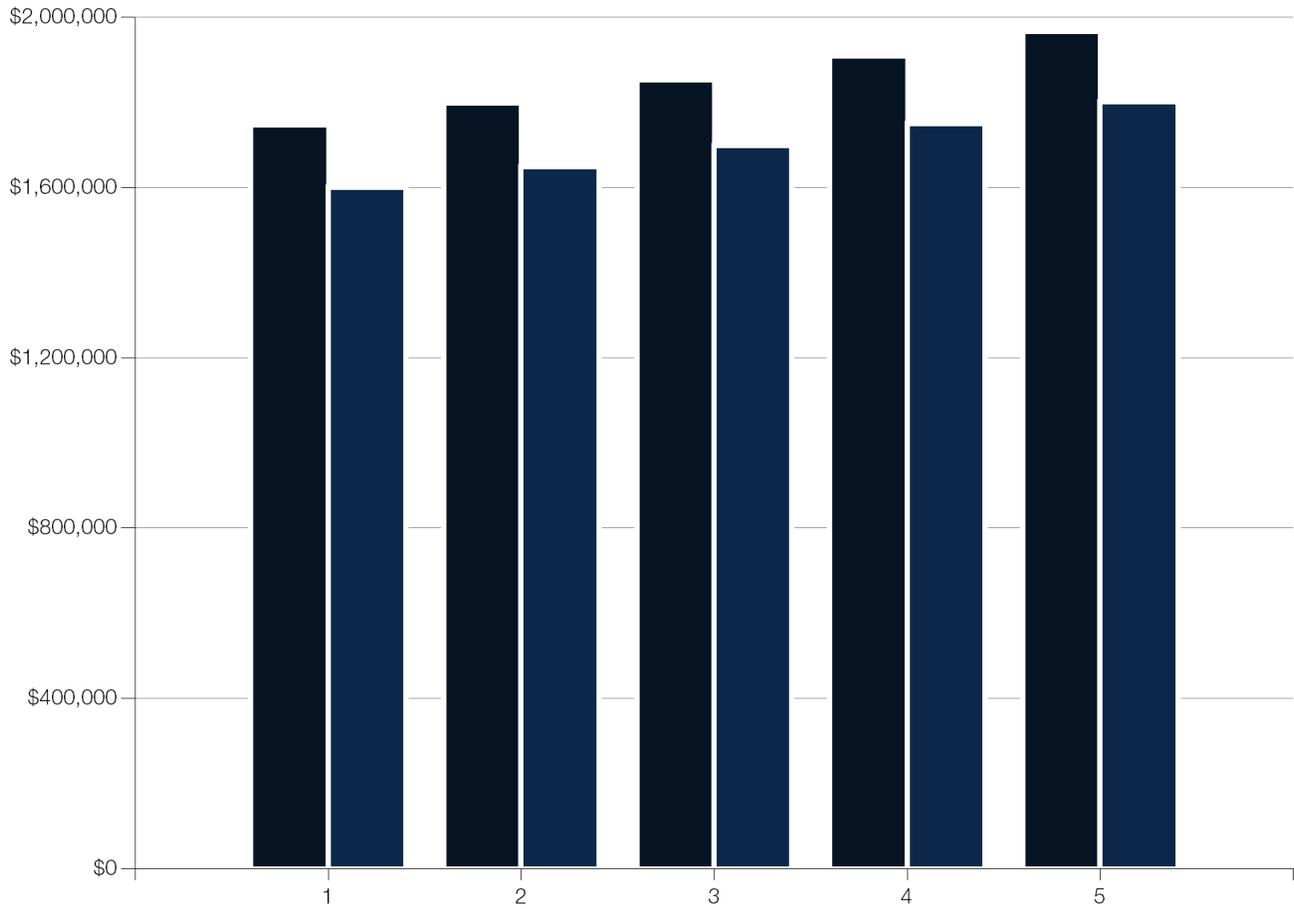
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# GRAPHS 4

GROSS INCOME VS. OPERATING EXPENSES	12
OPERATING INCOME ANALYSIS	13

# GROSS INCOME VS. OPERATING EXPENSES

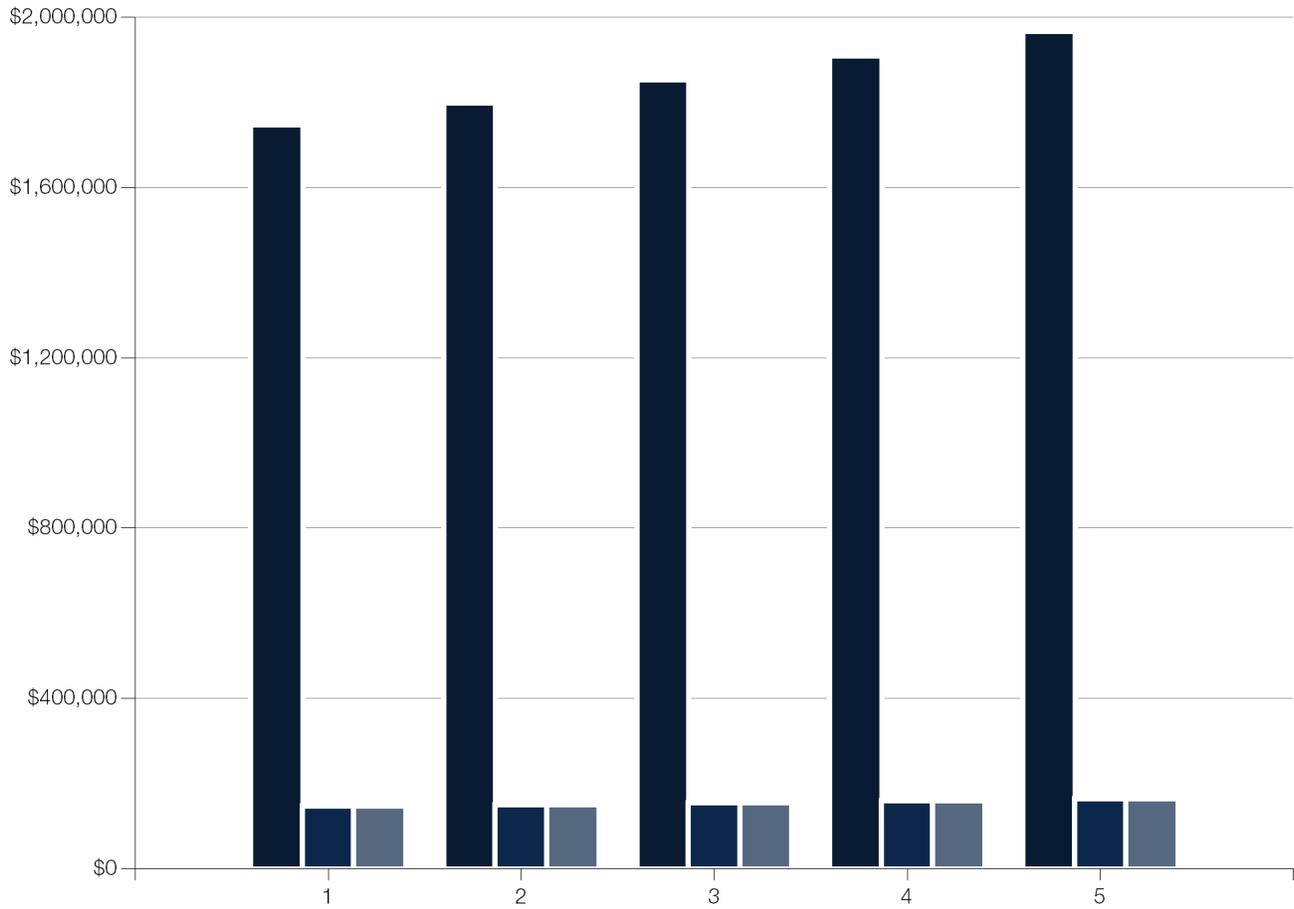
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3	\$1,852,767	(\$1,698,336)
4	\$1,908,350	(\$1,749,286)
5	\$1,965,600	(\$1,801,764)

# OPERATING INCOME ANALYSIS

**BILLS GOLFLAND**  
210 Bills Lane  
Belle Vernon, PA 15012



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$1,746,410	\$145,566	\$145,566
2	\$1,798,802	\$149,933	\$149,933
3	\$1,852,767	\$154,431	\$154,431
4	\$1,908,350	\$159,064	\$159,064
5	\$1,965,600	\$163,836	\$163,836



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# AGENT PROFILE **5**

PROFESSIONAL BIO	15
DISCLAIMER	16



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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

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Each Office Independently Owned and Operated

**PRESENTED BY:**

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