

Commercial | Business Opportunity | For Sale

700 5th Ave Coraopolis, PA 15108

\$799,000



PROPERTY OVERVIEW

An incredible first-time-to-market opportunity to acquire a highly successful glass business along with its real estate. For over 50 years this business has generated consistent annual revenue, supported by a deeply loyal repeat customer base. The sale price includes the customer list, all FF&E, current inventory, and the property itself. The business generated \$404,453 in revenue in 2024 with 2025 tracking at the same pace — proving stability and consistency. Owner NOI (adding back \$18,000 in building rent that disappears for a buyer) is \$71,691 from the business alone — with additional income from a residential tenant on the 2nd floor and a storage tenant on the 3rd floor not captured in the P&L.; New roof 2024. Owner will stay on and train the new owner for a seamless transition.

PROPERTY DETAILS

MLS #	1725445	Status	Active
Address	700 5th Ave, Coraopolis, PA 15108	County	Allegheny-Northwest
Zoning	C	Lot Size	0.13 Acres
Property Type	Retail / Office / Warehouse / Apartment	New Roof	2024
Utilities	Electric, Gas, Sewer, Water	Tenants	Long-Standing Residential + Storage
For Sale	Building, Business, Equipment	Business	50+ Year Glass Business

INVESTMENT HIGHLIGHTS

- 50+ years of profitability — proven, recession-resistant business
- Loyal, repeat customer base included with sale
- Sale includes all FF&E;, inventory, and customer list
- Three income streams: business + residential tenant + storage tenant
- New roof installed 2024
- Owner will train new owner for smooth transition
- Strategically located on main road with easy highway access
- Turn-key operation — start generating revenue immediately

FINANCIAL SUMMARY

Asking Price	\$799,000
Includes	Building, Business, FF&E;, Inventory, Customer List
2024 Annual Revenue	\$404,453
2025 Revenue (Annualized)	\$397,917 — Consistent with 2024
2024 Net Ordinary Income	\$53,691
Owner NOI — Add Back Rent (2024)	\$71,691 Buyer Eliminates \$18K Rent Expense
Owner NOI — Add Back Rent (2025 Ann.)	\$73,897
Blended Cap Rate (Business Income Only)	~9.1% Residential & Storage Tenants = Additional
Annual Property Taxes	\$6,040
Additional Income (Not in P&L;)	2nd Floor Residential Tenant + 3rd Floor Storage Tenant
Financing	Contact Agent for Terms

WHY THIS IS A GREAT BUY

- 50+ Years of Proven Revenue — First Time Ever For Sale**
 Capri Glass generated \$404,453 in 2024 revenue and is tracking identically in 2025. This is not a startup — it is a half-century institution with a loyal, repeat customer base that comes back year after year.
- You Pocket \$18,000 on Day One**
 The current owner pays himself \$18,000/year in building rent. The moment a buyer closes, that expense disappears — instantly boosting owner NOI from \$53,691 to \$71,691 per year from the business alone.
- ~9.1% Cap Rate — With Upside Not Yet Counted**
 The blended cap rate is ~9.1% based on business income only. The residential tenant on the 2nd floor and storage tenant on the 3rd floor generate additional rental income not captured in the P&L; — making the true all-in yield even stronger.
- A Business, A Building, and Three Income Streams in One**
 The \$799,000 purchase price buys the real estate, the 50-year glass business with all FF&E; and inventory, the customer list, plus two existing tenants. It would cost multiples of this to assemble these assets separately.
- Turnkey With Training — Zero Learning Curve**

The owner will stay on and personally train the new owner. The customer relationships, supplier accounts, and operational systems transfer with the sale — this is as close to a guaranteed income stream as exists in small business acquisitions.

LOCATION & DEMOGRAPHICS

Located at 700 5th Ave in Coraopolis, Allegheny County — a well-established commercial corridor with direct access to Pittsburgh International Airport (~3 miles), I-376, and Route 60. Coraopolis is positioned at the gateway to the Pittsburgh metro with strong commuter traffic and a stable mixed-use commercial environment.

James Schons Associate Broker	REAL of Pennsylvania Broker License #RB069824	real
Phone: 412-999-0722 jschons@hbmppgh.com	Agent License #RSR002027	

Information contained herein is from sources deemed reliable but not guaranteed. All measurements are approximate. Broker co-op available. Buyer responsible to verify all information.