



127 N JEFFERSON ST, PITTSBURG, OH 45358

# TIN ROOF TAVERN

*Business & Real Estate For Sale*





## Tin Roof Tavern

*127 N Jefferson St, Pittsburg, OH 45358*

This established pizza business operates from a standalone building, offering a prime location for great food, drinks, and a welcoming atmosphere. Renowned for its rustic charm and exceptional customer service, the restaurant and tavern serves a diverse menu featuring classic pub favorites, including signature pizzas, wings, and more.

The property comprises a single-story layout with 2,380 square feet of space, including a well-appointed bar, dining area, efficient kitchen, and ample storage. Additionally, the venue boasts two outdoor patios, ideal for providing an enjoyable outdoor dining experience, particularly during the warmer months.

This versatile space offers a comfortable and inviting environment for both casual dining and social gatherings, making it a popular destination within the local community.





**BUSINESS SUMMARY - *TIN ROOF TAVERN***

<b>BUSINESS:</b>	Tin Roof Tavern
<b>ADDRESS:</b>	127 N Jefferson St, Pittsburg, OH 45358
<b>BUSINESS SUMMARY:</b>	Restaurant/Bar
<b>BUSINESS PRICE:</b>	\$74,999
<b>REAL ESTATE</b>	\$240,000
<b>RETAIL SQUARE FOOTAGE:</b>	2,380 SqFt + Patio Seating
<b>LEASE RATE:</b>	\$10.00 (Modified Gross Lease)
<b>INCLUDED IN SALE:</b>	Business Name, Recipes, FF&E, Liquor License
<b>PARKING:</b>	Surface Parking Lot



**Equipment**

- Pizza Ovens
- Low Boy
- Flat Top
- Smoker
- Convection Oven
- Pizza Prep Freezer
- Galaxy Food Warmer
- Microwave
- Steam Table
- Pizza Prep Table/Fridge
- Shelves
- Tables
- Miscellaneous

**Bar Equipment**

- Pop & Beer Coolers
- Kegerator's
- Ice Bin
- Ice Machine
- POS System

**Dry Storage**

- Freezer
- Fridge
- Beer Cooler

- Deep Freezer
- Shelves
- Can Rack

**Furniture**

- Tables
- Chairs
- Booths
- Bar Stools
- TVs
- Server Station
- Bar
- Picnic Tables
- Outside Bar Stools
- Outside Stage

**Fixtures**

- Lighting/Electrical
- Bathroom Sinks
- Faucets
- Decor
- Bench
- Deck
- Outside Bar/Overhang
- Fence
- Doors
- Security Cameras/Sensors/Etc

**Licenses**

- Liquor License (D1, D2, D3, Sunday Sales)
- Food Service License Level 3 (Darke County)
- EPA License (Ohio EPA)
- Vendors License
- BMI Music License
- ASCAP Music License

**Remodel Costs**

- HVAC (Heat Pump, Mini Splits, Etc)
- Exterior Paint (Rich Sherwood)
- Interior Paint
- Flooring (Bar area, dining, kitchen, utility)
- Plumbing (Ice Machine, Walk In, Bathrooms)
- Electrical (Update, Panels, Lighting)
- Roofing/Exterior Work
- Interior Remodel
- Hood System Update
- Water Softener
- Tree Removal/Landscaping
- Parking Lot Reseal







127 N Jefferson St



Arcanum

Laura

Pleasant Hill

Troy

Casstown

Christiansburg



Lawrence

West Milton

Tipp City

New Carlisle

Phillipsburg

Union

Vandalia

Donnelsville

Englewood

Mad River

Enon



Lewisburg

Brookville

Huber Heights

Fairborn

Yellow Springs

Trotwood



Riverside



**DAYTON**



West Alexandria

New Lebanon

Oakwood

Wilberforce

Moraine

Beavercreek



	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>POPULATION</b>	1,777	7,877	34,191
<b>AVERAGE HOUSEHOLD INCOME</b>	\$99,051	\$81,545	\$80,371
<b>NUMBER OF HOUSEHOLDS</b>	591	2,949	12,872
<b>MEDIAN AGE</b>	42.5	42	44.1
<b>TOTAL BUSINESSES</b>	39	209	924
<b>TOTAL EMPLOYEES</b>	251	1,353	7,978

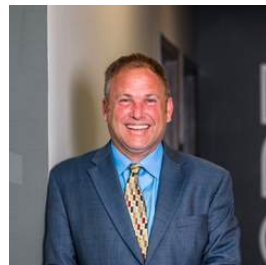




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