

Two Bars. Two Banquet Rooms. One Turnkey Opportunity.

1562 Island Ave, McKees Rocks, PA | \$1,200,000



ASKING PRICE

\$1,200,000

BUILDING SIZE

9,690 SF

LOT SIZE

0.73 Acres

APPRAISED VALUE

\$875,000

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EXECUTIVE OVERVIEW

This is a rare, fully turnkey opportunity to acquire an established, income-producing hospitality property in the Pittsburgh metro market. Goose Restaurant Group, LLC reported \$935,151 in gross receipts on its 2024 federal tax return — with revenue climbing 30% since the reopening of three surrounding roads that had been closed for two years.

The asking price of \$1,200,000 bundles the commercial real estate (appraised at \$875,000), an active Pennsylvania liquor license (\$125,000), and all restaurant equipment & fixtures (\$100,000) — totaling \$1.1M in appraised assets for a \$1.2M ask.

REVENUE GROWTH: +30% Since Road Reopening — This property sits at a 4-way intersection where 3 surrounding roads were closed for 2 years, suppressing sales. Since reopening, revenue is up 30% and still climbing. A buyer acquires the full benefit of normalized traffic and growing momentum.

PROPERTY DETAILS

- 2 Full-Service Bars:** Main level (16 taps) + lower level rustic bar — both fully equipped.
- 2 Banquet / Event Rooms:** Host weddings, corporate events & receptions. Lower level seats 150+.
- Main Dining Room:** Full-service dining with ample seating and TV entertainment.
- Outdoor Patio:** Seats 30 guests for seasonal dining and private outdoor events.
- 60-Car Parking Lot:** Dedicated paved parking on a separate parcel — significant competitive advantage.
- Commercial Kitchen:** Fully equipped, lower-level kitchen ready for immediate operations.
- Turnkey Operations:** Equipment, licenses, and real estate all transfer with sale.

REAL ESTATE (APPRAISED)

\$875,000

Fee simple ownership of land & building

LIQUOR LICENSE (PA)

\$125,000

Active Pennsylvania liquor license

EQUIPMENT & FIXTURES

\$100,000

All kitchen, bar & FF&E included

TOTAL ASKING PRICE

\$1,200,000

All-in: real estate + license + equipment

YEAR BUILT	RENOVATED	STORIES	ZONING	OCCUPANCY	BROKER CO-OP
1950	2022	1	Commercial	100%	Yes

Financial Analysis

2024 INCOME STATEMENT (IRS FORM 1120-S — GOOSE RESTAURANT GROUP, LLC)

Line Item	2024 Actual	% Revenue
Gross Receipts / Sales	\$935,151	100.0%
Cost of Goods Sold	(\$400,862)	42.9%
GROSS PROFIT	\$534,289	57.1%
Officer Compensation	(\$205,000)	21.9%
Salaries & Wages	(\$304,468)	32.6%
Utilities	(\$70,112)	7.5%
Interest Expense	(\$52,137)	5.6%
Advertising	(\$34,635)	3.7%
Rents	(\$31,665)	3.4%
Insurance	(\$31,184)	3.3%
Professional Fees	(\$18,200)	1.9%
Employee Benefits	(\$15,675)	1.7%
Taxes & Licenses	(\$15,285)	1.6%
Amortization	(\$14,001)	1.5%
Other Deductions	(\$16,032)	1.7%
TOTAL DEDUCTIONS	(\$517,625)	55.4%
ORDINARY BUSINESS INCOME	\$16,664	1.8%

ADJUSTED SELLER'S DISCRETIONARY EARNINGS (SDE) — ADDBACK ANALYSIS

Reported net income understates true cash flow. Below adds back non-cash and owner-discretionary items:

Item	Amount
Reported Ordinary Business Income (2024)	\$16,664
Add Back: Officer Compensation (above market)	+\$80,000
Add Back: Amortization (non-cash charge)	+\$14,001
Add Back: Interest Expense (financing, not ops)	+\$52,137
ADJUSTED SELLER'S DISCRETIONARY EARNINGS	\$162,802
SDE Margin on \$935K Revenue	17.4%

GROSS REVENUE (2024)	GROSS PROFIT MARGIN	PRICE / REVENUE
\$935,151	57.1%	1.28x

WHY ACT NOW

The Numbers Make the Case.

The Opportunity Won't Wait.

Turnkey hospitality properties with real estate, liquor licenses, and equipment bundled into one transaction are exceedingly rare in the Pittsburgh market. Priced at \$123/SF on appraised real estate — this is a compelling entry point for an operator or investor seeking immediate cash flow with strong upside.

01

Immediate Cash Flow
100% occupied. No stabilization.
Revenue begins Day 1.

02

All-In Value
\$1.1M in appraised assets for a
\$1.2M ask — real estate + license
+ equipment.

03

Multiple Revenue Streams
Bar, restaurant, banquet, events, patio
— 4 independent income sources.

SIX REASONS TO BUY NOW

Road Reopening = 30% Revenue Surge

Three adjacent roads were closed 2 years, artificially depressing sales. Revenue is up 30% since reopening and still climbing — buyer acquires a business in full recovery.

Corner 4-Way Intersection Location

Maximum visibility from four directions. Impossible to replicate at this price in the Pittsburgh metro. Prime hospitality real estate.

PA Liquor License — Hard to Obtain

Quota-based licenses can take years to obtain independently. The included active license is valued at \$125,000 and represents a real barrier to entry for competitors.

Untapped Upside — Banquets & Patio

Two event rooms and a 30-seat patio not fully optimized. A focused operator can add significant revenue from weddings, corporate events, and private bookings with zero additional capital.

60-Car Lot — Rare Competitive Moat

Parking scarcity limits competitors in Pittsburgh. A separate-parcel 60-car lot expands event capacity and draws customers who avoid parking-challenged venues.

Renovated 2022 — Low CapEx Needed

Recent improvements reduce deferred maintenance. Buyer focuses on growing revenue from Day 1, not repairing infrastructure.

EVERYTHING INCLUDED IN THE ASKING PRICE:

- | | |
|--|--|
| ■ Fee Simple Real Estate (Land + Building) | ■ Active Pennsylvania Liquor License |
| ■ All Commercial Kitchen Equipment | ■ Bar Equipment & Fixtures (Both Bars) |
| ■ Furniture, Fixtures & Equipment (FF&E) | ■ 60-Car Paved Parking Lot (Separate Parcel) |
| ■ 2 Banquet Rooms — Event-Ready | ■ Outdoor Patio Infrastructure (Seats 30) |



ASKING PRICE

\$1,200,000

APPRAISED ASSETS

\$1,100,000

2024 GROSS REVENUE

\$935,151

BUILDING SIZE

9,690 SF

LOT / PARKING

0.73 Ac / 60 Cars

OCCUPANCY

100%

Ready to Make an Offer? Let's Talk.

Schedule a private tour or request the full financial package.

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