



FOR SALE

Established Tavern Business w/ Real Estate

ADDRESS	87-95 Wood Street, Wilkes-Barre, Pennsylvania
SITE AREA	0.42 acres, more or less; level and nearly rectangular. Comprised of two separately deeded parcels.
BUILDING AREA	Approximately 4,420± SF on two (2) stories
CONSTRUCTION	Generally rectangularly shaped, vinyl sided building on block and stacked stone foundation, with rubber membrane covered roof surfaces, built around 1930.
CONFIGURATION	Operating tavern with beer, liquor and food service on the first floor. Second floor is built out as a 2 bedroom apartment (presently used for additional storage).
HEAT & A/C	Roof top unit supplies forced hot air and AC to the first floor. Ceiling vent in tavern.
ELECTRIC/LIGHT	Single meter services the entire building. Apartment has dedicated subpanel.
PARKING	Asphalt paved lot with 44 parking spaces.
UTILITIES	Public gas, water, sewer and electricity
ZONING	R-2: Residential Two Family
TAXES	Parcel 1: Lot 73-H9-SE4015-018000 Assessed value; land \$15,300, building \$103,700 = total assessment \$119,000 Parcel 2: Lot 73-H9-SE4015-017000 Vacant land; assessed value \$30,000
APARTMENT	Two bedroom apartment on second floor accessed by outdoor staircase. Approximately 1,264 SF

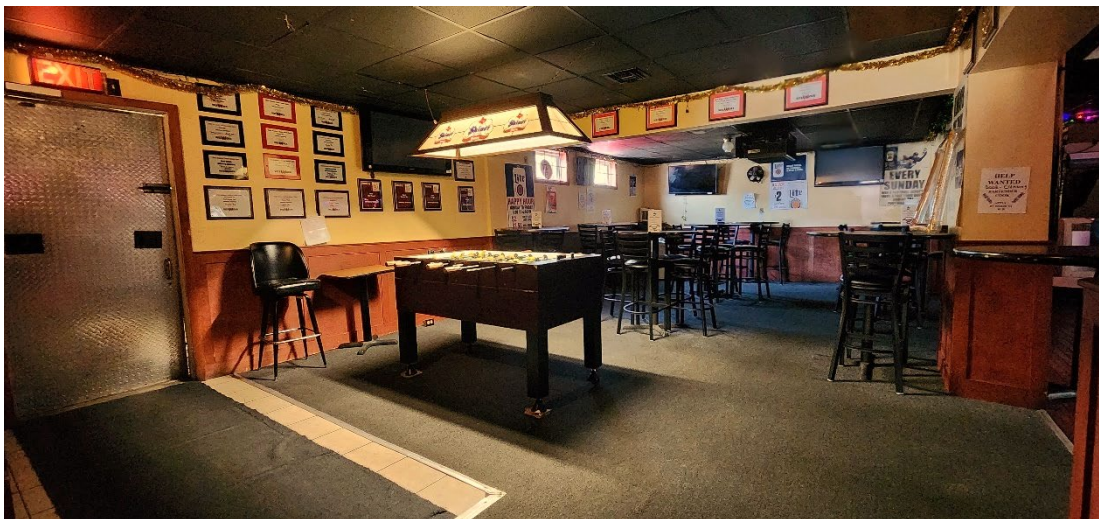
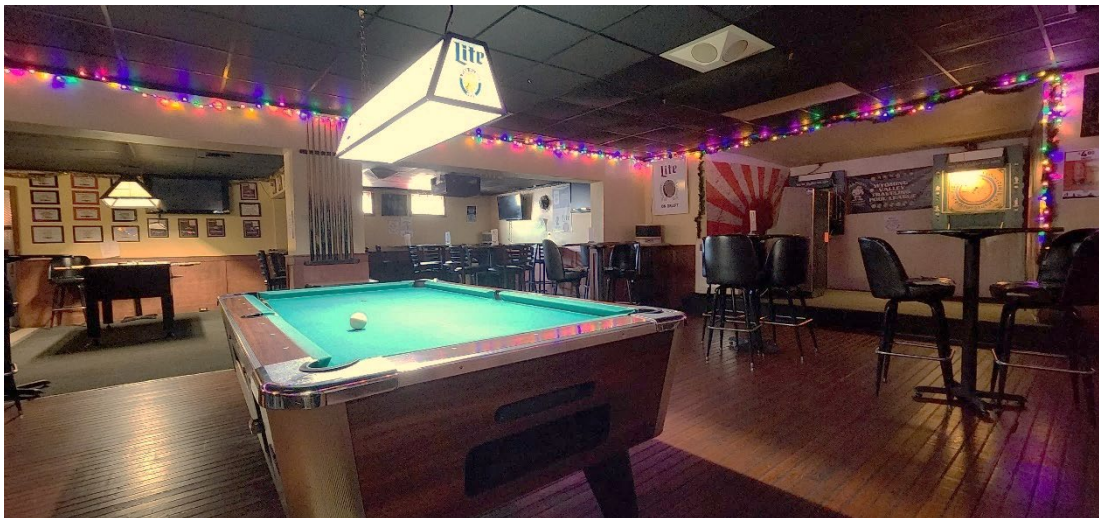
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SALE PRICE **\$550,000**

FIXTURES Sale includes all trade fixtures as well as all tavern amusements and two storage trailers on site also contain various amusement machines/parts. Trailers and contents are included in the sale or can be removed before closing. A list of assets will be provided.

Highlights: bar stools for 29, tables and seating for 30±, 11 big screen tv's, pool table, foosball table, soda gun, 12 head tap system, Walk in cooler, various upright coolers, freezers, safe, camera system, commercial range, fryers, slicer, 11 smoke eaters, ceiling mounted surround sound speaker system.

REMARKS Well established business. Has been in operation since 1994. Good, long term staff members.



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