

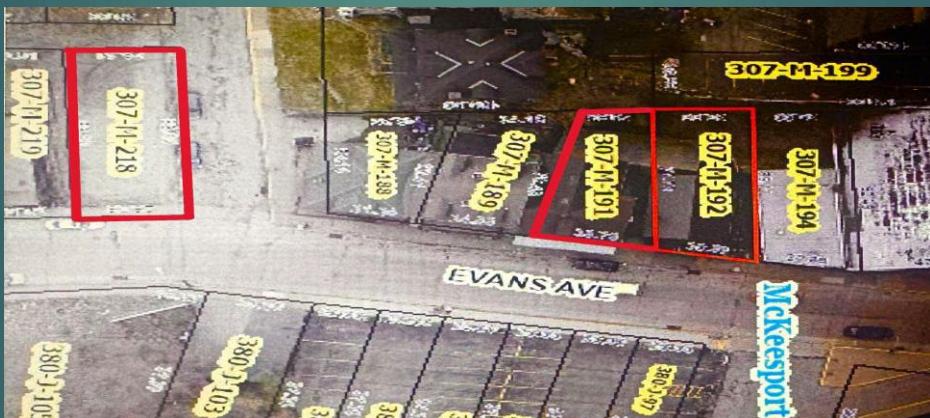
# MULTI – PARCEL OPPORTUNITY!

610 Evans Avenue, McKeesport, PA 15132

Introducing this diverse investment opportunity, which provides the potential for both commercial and residential income.



This opportunity includes: 2 Buildings, and 1 vacant lot.



3 noncontiguous lots    104 X 71 X 93 X 84    Total Acres: 0.164



Lori Kashellack  
Cell: 412-969-3584  
Office: 412-521-5500  
lorikashellack@TPRSold.com  
<https://lorikashellack.thepreferredrealty.com/>

BERKSHIRE  
HATHAWAY | The Preferred  
HomeServices      Realty

**Welcome to this multi-dimensional investment opportunity, combining commercial and residential income potential! This multi-parcel opportunity includes: "Double S Saloon" bar business (610 Evans Avenue), duplex (608 Evans Avenue), and a vacant lot (700 Evans Avenue).**

**Bar business includes liquor license, entertainment license, equipment, skill games, Sunday sales permit, and CIAA exemption. Adjacent to the saloon is a duplex (608 Evans Avenue) that offers two two-bedroom units, one of which is currently rented.**

**Lastly the vacant lot on (700 Evans Avenue) is also included in this sale and is zoned residential. All 3 parcels are being sold together as a portfolio and are located directly across from UPMC hospital with estimated daily traffic counts of Approx. 6,250 per day! Don't miss out on this exceptional opportunity!**

### **List of recent updates:**

- New Goodman Furnace – Bar
- New Mini Splits – Bar 2023
- New Roof – Duplex 2021
- New HVAC – Duplex 2022
- New Gas Hot Water tanks – Duplex 2023
- New Flooring and carpeting in both units of the Duplex
- Chimneys have recently been parged and sealed.



Lori Kashellack  
Cell: 412-969-3584  
Office: 412-521-5500  
lorikashellack@TPRSold.com  
<https://lorikashellack.thepreferredrealty.com/>

**BERKSHIRE  
HATHAWAY** | The Preferred  
HomeServices Realty



**0307-M-00191-0000-00**



**Double S Saloon  
(610 Evans Ave)  
bar – Approx. 3,114  
Sq. Ft.**



**0307-M-00192-0000-00**



**Duplex (608  
Evans Ave) -  
Approx. 1,610  
Sq. ft.**

**Lot - Approx.  
1,580 Sq. ft.**

**Lot Frontage -  
34ft.**

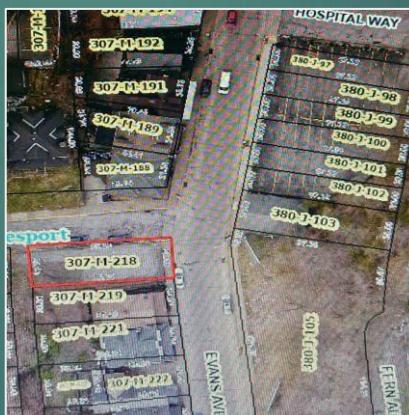


**Lot - (700 Evans  
Ave) - Approx.  
2,360 Sq. ft.**

**Lot Frontage -  
32 Sq. ft.**

**Lot  
accommodates  
Approx. 15  
parking spaces.**

**0307-M-00218-0000-00**



**Taxes, and square footage are deemed reliable but not guaranteed. Buyers are exclusively responsible for verifying any information and conducting their own due diligence.**



Lori Kashellack  
Cell: 412-969-3584  
Office: 412-521-5500  
lorikashellack@TPRSold.com  
<https://lorikashellack.thepreferredrealty.com/>

**BERKSHIRE  
HATHAWAY** | The Preferred  
HomeServices Realty

# Key Assets and Inventory:

- 1 single barrel draft cooler
- 1 72-inch low boy cooler
- 1 96-inch low boy cooler
- 1 96-inch multi-draft cooler
- 1 48-inch low boy cooler
- 1 Blue bunny freezer
- 2 stand up freezers
- 2 upright freezers
- 2 single door glass refrigerators
- 3 quick and crispy commercial air fryers
- New Dell computer
- Bar stools, tables, and all fixtures
- Totality of alcohol inventory for future sale or use.

Current P/L statements available upon request for serious buyers only ; an NDA required



Lori Kashellack  
Cell: 412-969-3584  
Office: 412-521-5500  
[lorikashellack@TPRSold.com](mailto:lorikashellack@TPRSold.com)  
<https://lorikashellack.thepreferredrealty.com/>

**BERKSHIRE  
HATHAWAY** | The Preferred  
Realty  
HomeServices