

Executive Summary



SALE OVERVIEW

SALE PRICE: \$1,195,000

LOT SIZE: 4.2 Acres

BUILDING SIZE: 44,000 SF

CEILING HEIGHT: 30.0 FT

MARKET: Allegheny County

TRAFFIC COUNT: 30,000

PROPERTY DESCRIPTION

SVN | Three Rivers Commercial Advisors is pleased to present For Sale OR For Lease this 44,000 SF building. The building is currently a bowling alley. It consists of 40 bowling lanes, a bar and restaurant, game room, concession stand, and 4 party/banquet rooms. There is a large banquet/ party room that fits up to 45 people, another party room that can fit 30-35 people, one that can fit 20-25 people and a large banquet/party room that can fit 100+ people.

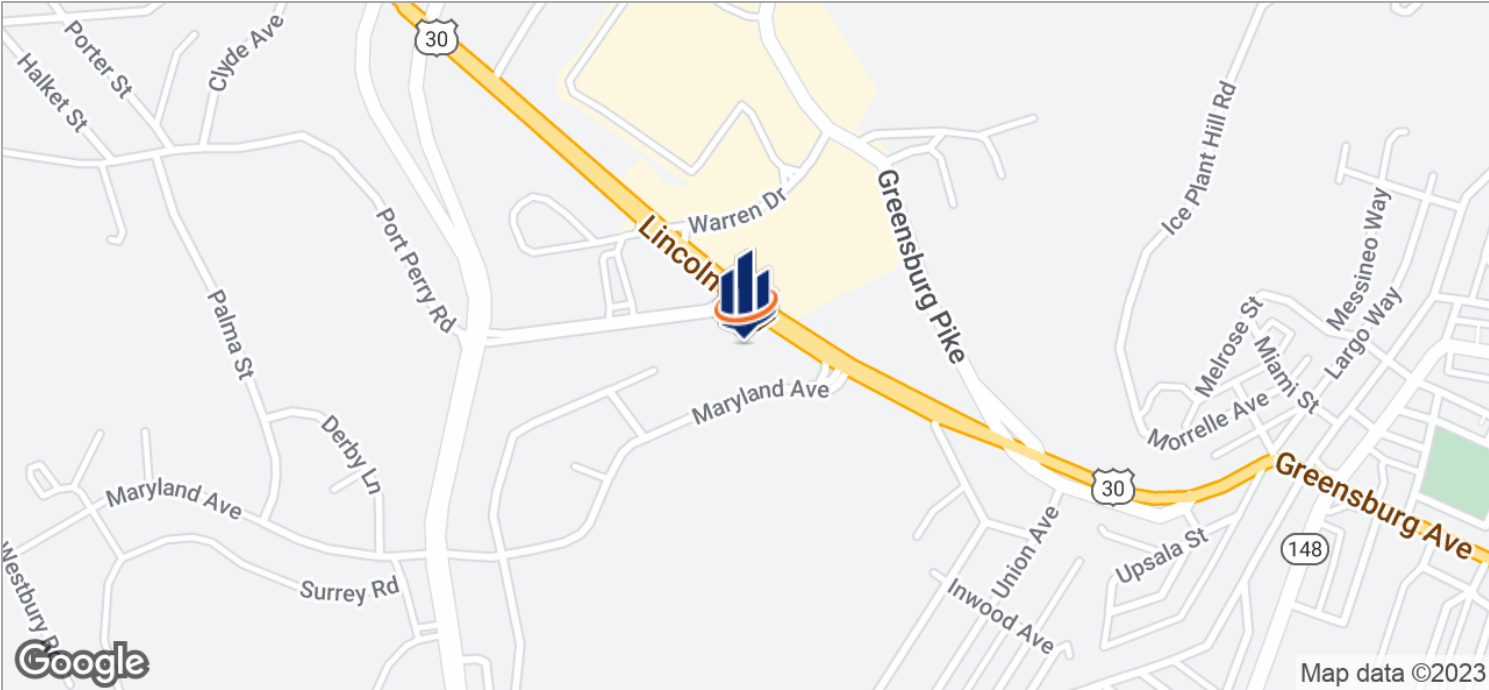
Endless re-development possibilities including but not limited to automotive repair / sales dealership; self storage; warehouse / flex space / retail / restaurant / Banquet Hall.

The ceilings height of the main building is 30+ feet and there are [2] 30-ton AC units and 2 furnaces. The property has ample parking with 185 parking spaces.

Asking price based on sale of building only. Liquor license and all bowling equipment do not convey at this price. Available for sale be separate agreement.

Seller financing available!

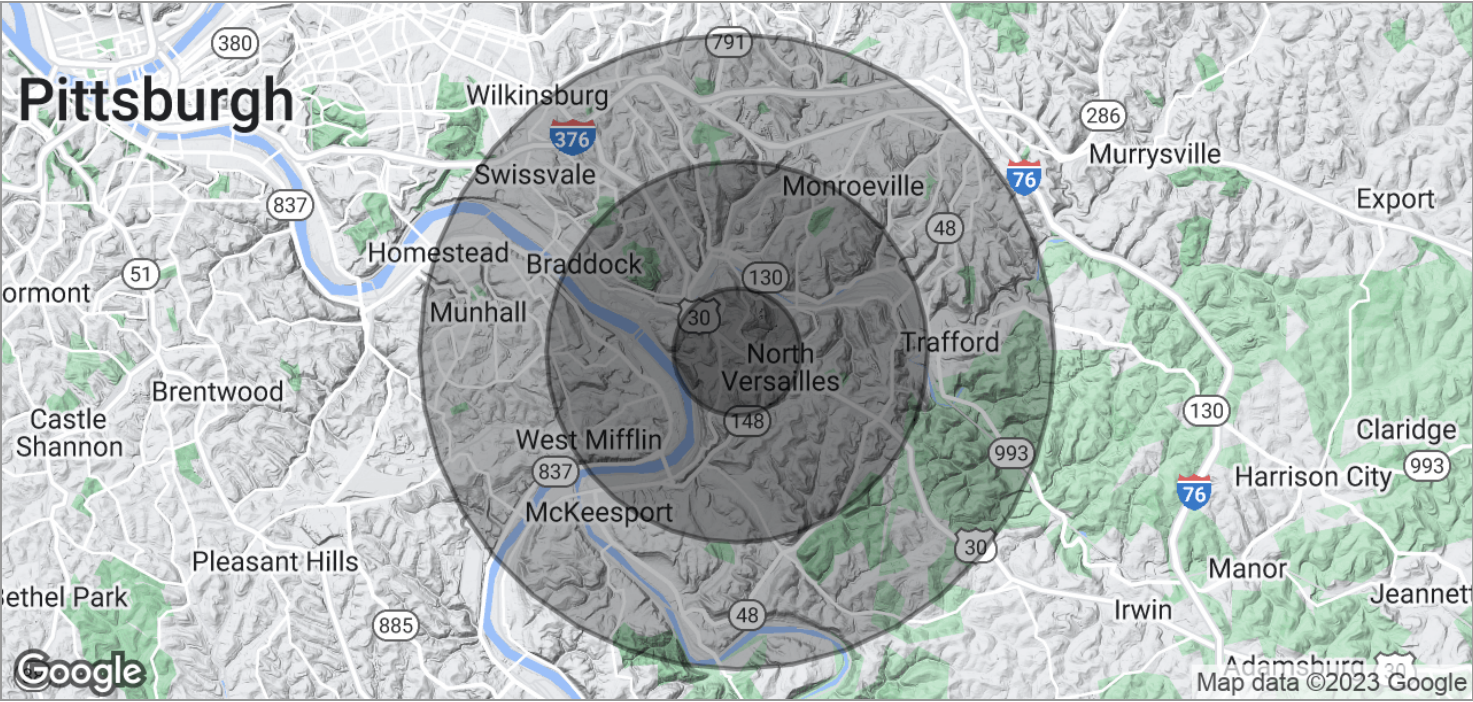
Location Maps



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,952	69,545	182,634
MEDIAN AGE	42.0	42.0	42.6
MEDIAN AGE (MALE)	38.6	38.8	40.1
MEDIAN AGE (FEMALE)	45.0	43.6	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,741	32,208	82,788
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$42,811	\$44,115	\$48,635
AVERAGE HOUSE VALUE	\$65,983	\$76,470	\$100,512