



SWEENEY'S
STEAKHOUSE

EXISTING RESTAURANT |

VALUE ADD |

TREMENDOUS OPPORTUNITY

\$999,999 |

FOR SALE - MOTIVATED OWNER



A proven money making business in a prime location. Restaurant opportunity with excellent access off of Route 51. Well established, high volume bar and restaurant space. This corner property with immediate access to Route 51, located on Route 201 gives the establishment high visibility in a growing residential area.

1713

ROSTRAVER RD

BELLE VERNON, PA 15012

Owner has invested significantly into the development and interior refurbishment of the self operated restaurant. Great opportunity to purchase at a discount to replacement cost. Substantial value add opportunity for owner-investor or owner-occupant.

5,302 SF Lower Level | 6,582 SF First Level

Fully functional existing restaurant space

Easily customizable floor plans

B-2 Zoning | Belle Vernon, Westmoreland County PA

Parcel ID: 56-09-00-0-195 | Annual Taxes: \$23,732

Premiere Equipment

Cash Flowing Asset



HARDY WORLD LLC

61 State Route 2044

Bentleyville, PA, 15314

hardyworldllc.com | info@hardyworld.biz | 724.201.6600







Population

2,826

12,480

39,043



Households

1,152

5,120

16,862



Median Income

79,911

67,387

55,096



Businesses

173

572

1,527

1 MILES

3 MILES

5 MILES

BUILDING SPECS

Constructed	1999
Renovated	2015
Tenancy	Single Tenant - Owner Occupied
Building FAR	0.24
Total SF	11,884
Building Height	1 Story w/ lower level accessible through ramps
Property Type	Retail - Restaurant
Sale Type	Investment or Owner User
Asking Price	\$1,800,000 \$130/SF

CLICK FOR EXISTING BUILD OUTS & ADDITIONAL INFORMATION



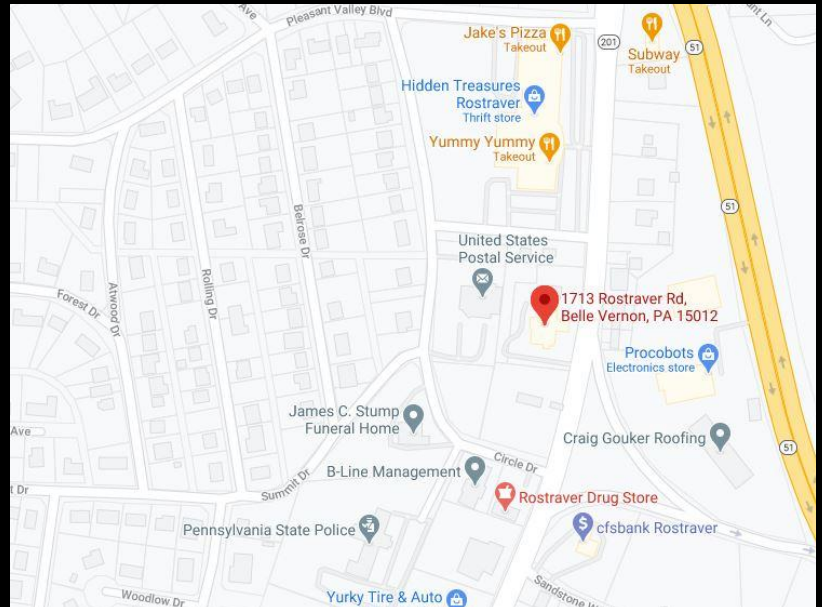
\$163.3 Million in consumer spending - 3 Mile

Over 45 Million on Food & Alcohol - 3 Mile

Excellent connectivity to Rt 51 & I-70

6/10 Great Schools Rating

Over 30,000 VPD



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With commercial, industrial and flex spaces in various booming markets, we are pleased to offer Sweeney's Steakhouse, in the Greater Pittsburgh Market. Through Hardy World expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact **Hardy World** today:

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