

# COMBINATION RESTAURANT/APARTMENT FOR SALE

## O'DONNELL'S FOOD & SPIRITS

397 State Route 435, Clifton Township, PA 18424



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$339,000
<b>AVAILABLE SF:</b>	
<b>BUILDING SIZE:</b>	4,895 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Wilkes-Barre, Scranton
<b>PRICE / SF:</b>	\$69.25

### PROPERTY OVERVIEW

Successful TURN KEY family owned aesthetically beautiful Restaurant & Real Estate FOR SALE! This restaurant has been in business for 14 years and has unlimited growth potential. It seats up to 75 patrons. It is located on a HIGHLY trafficked state route and is a favorite of locals and vacationers alike! It is in close proximity to resorts, casinos, lakes and other Pocono Mountain attractions. Hotel Liquor License & FF&E are included. Property also includes 2 apartments upstairs with private entrances. In addition to the apartments the 1024sf dining room has the ability to be divided up and rented out as office space to bring in additional income. Clifton Township will permit multiple uses on site so bring all ideas!

### PROPERTY HIGHLIGHTS

- Established Business & Clientele
- Hotel Liquor License
- High Traffic Volume
- 2 Apartments Upstairs
- Attractive NOI

**KW COMMERCIAL**  
404 Park Ave.  
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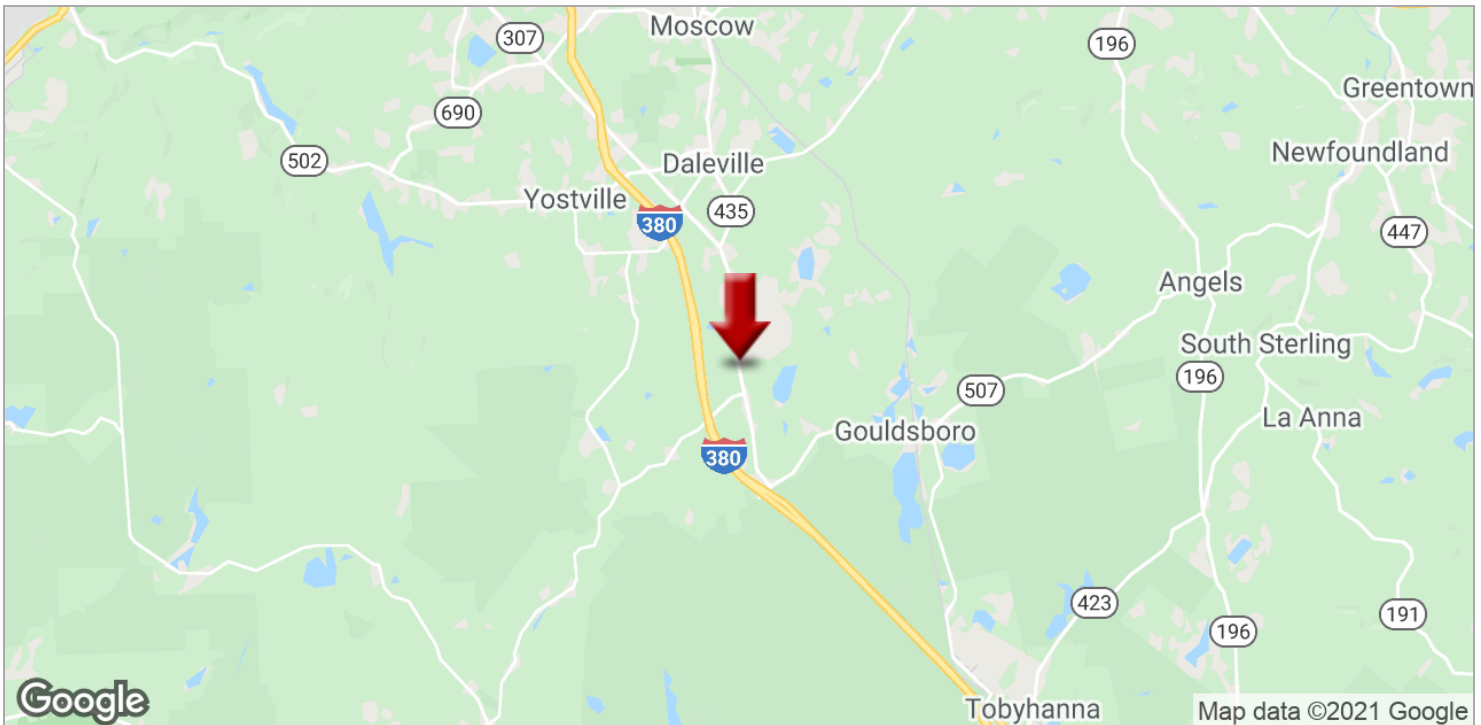
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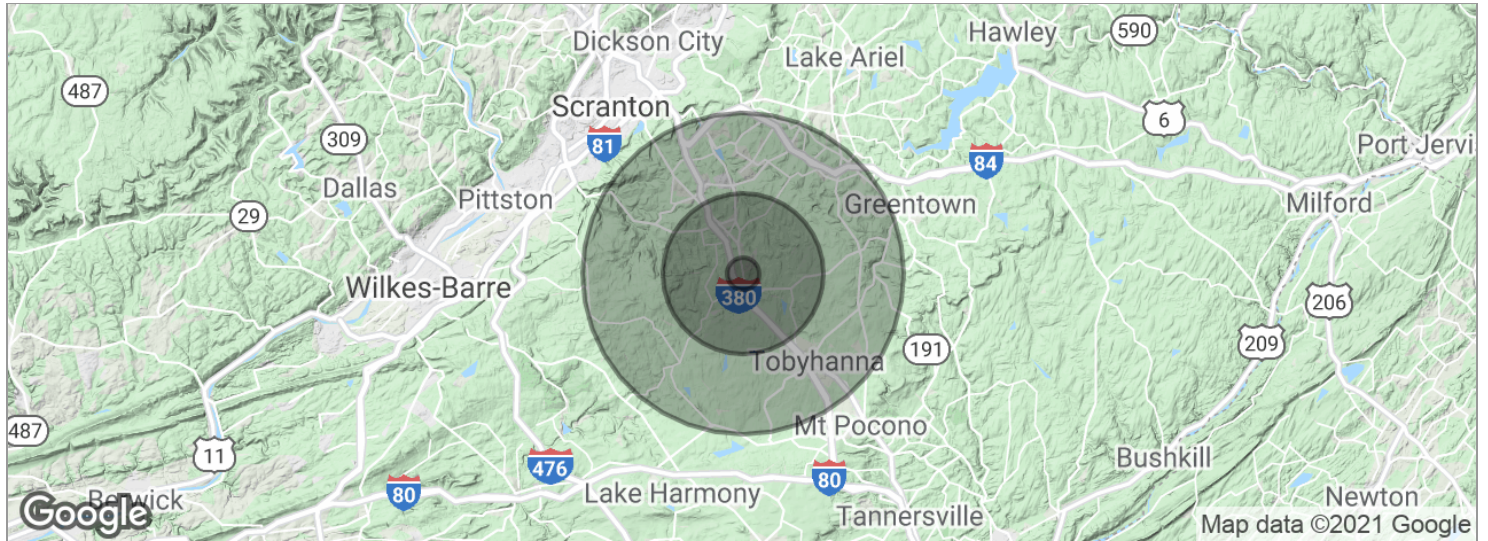
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	362	7,617	32,386
Median age	44.2	43.3	42.4
Median age (male)	42.5	41.9	41.2
Median age (Female)	45.4	44.0	42.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	140	2,910	12,079
# of persons per HH	2.6	2.6	2.7
Average HH income	\$68,392	\$65,251	\$63,958
Average house value		\$194,845	\$203,584

\* Demographic data derived from 2010 US Census

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