

BUILDING / PROPERTY / PRICE REDUCED FOR SALE



2660 Library Rd, Pittsburgh, PA 15234



SALE PRICE:	\$900,000
LOT SIZE:	1.6 Acres
BUILDING SIZE:	26,000 SF
YEAR BUILT:	1930
ZONING:	C3

PROPERTY OVERVIEW

Bar, restaurant, event center, and show club. Profitable business for 30 years. Billboards also a revenue source.

PROPERTY FEATURES

- Area tradition for Restaurant, Bar, Event Center
- Event Center: Current bookings thru 2016
- Comedy Club Ballroom
- Capacity for 500
- Parking for 200 cars
- Owner financing package
- Billboard Leases
- Family business for 50 years

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,400	147,725	320,422
MEDIAN AGE	43.0	40.8	40.2
MEDIAN AGE (MALE)	38.8	38.1	37.8
MEDIAN AGE (FEMALE)	46.0	42.5	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,694	63,631	137,033
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$58,627	\$56,924	\$63,573
AVERAGE HOUSE VALUE	\$113,576	\$118,466	\$155,008
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.9%	87.7%	85.7%
% BLACK	2.1%	8.3%	9.4%
% ASIAN	0.9%	1.7%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.2%	0.3%	0.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.4%	1.5%	1.7%

* Demographic data derived from 2010 US Census

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