

For Sale or Lease

A Premier Restaurant/Bar Investment Opportunity
Lower Level Ideal for Private Events

775 Freeport Road, Cheswick, PA 15024

\$1,650,000
~~\$1,850,000~~



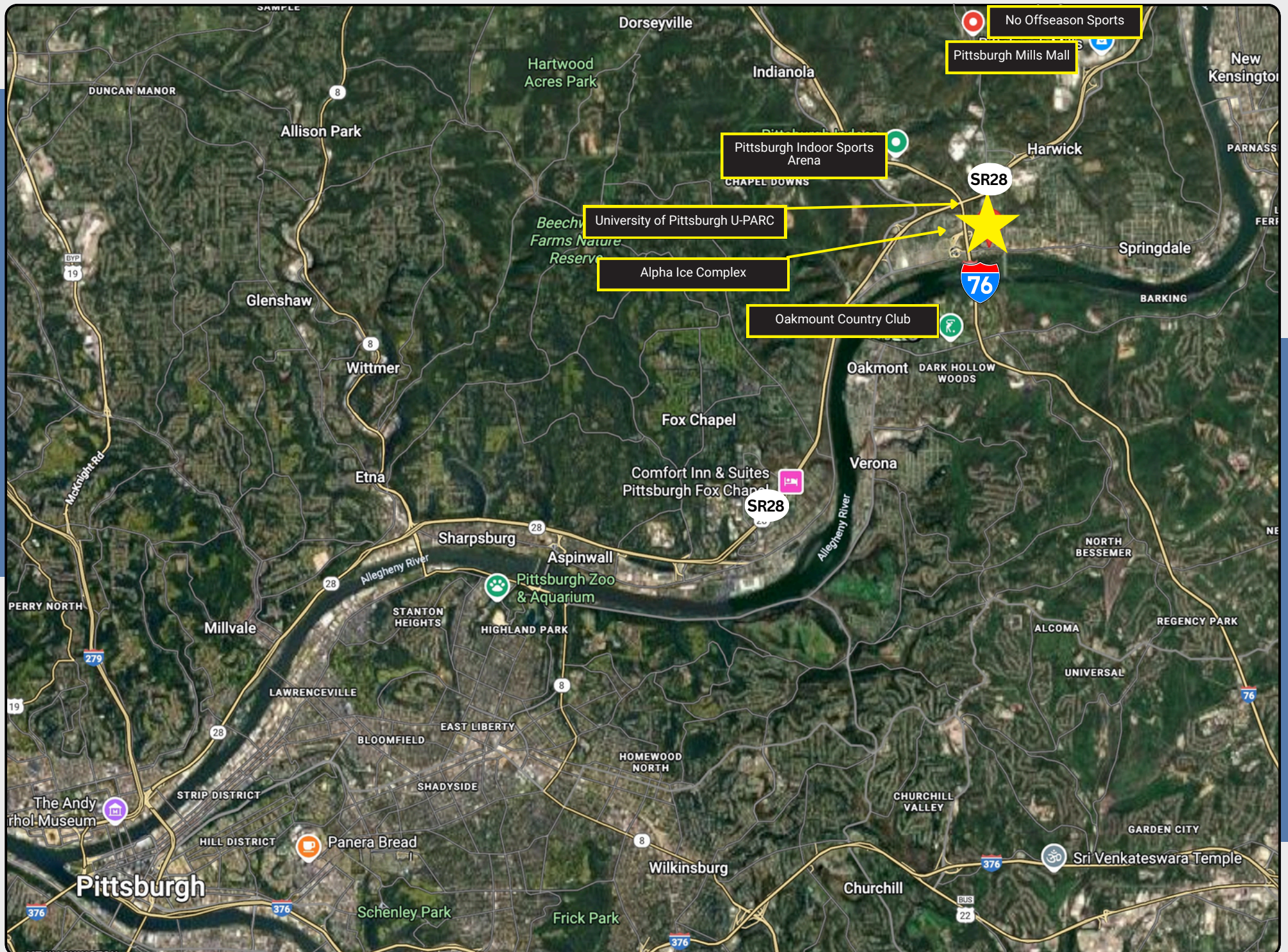
Key Features:

- ±7,000 SF Bar/Restaurant (includes liquor license and 2nd floor apartment)
- .94 Acre Site
- Two Floors – Bar on Each Floor - Lower Level Ideal for Private Events
- Recently Updated Throughout
- A Fully Renovated Turn-Key Venue

- 2nd Floor Apartment Completely Updated – Additional Income Generator For Owner
- 85 Parking Spaces

For Lease:
\$20 NNN Per Square Foot

Great Accessible Location - Minutes from PA Turnpike, State Route 28, Oakmont Country Club, University of Pittsburgh U-Parc, Pittsburgh Mills Mall; as well as various sporting complexes – such as Pittsburgh Indoor Sports Arena, No Offseason Sports, and Alpha Ice Complex



Pat Morosetti

412-231-4444

Principal
Director of Brokerage

A FULLY RENOVATED TURN-KEY VENUE

Exterior

Modern dark-panel and wood-accent facade with stone entry and covered patio.



Main Bar

Wraparound butcher-block bar with brick accent walls and projection screens.



Dining Room

Upholstered booths, pendant lighting, exposed brick. Seats 100+.



Lower Level

Open-plan event space with fireplace, fresh flooring, and private entrance.



MARKET DEMOGRAPHICS



2-MILE RADIUS
12,000–15,000

Residents

~\$65k–\$70k

Median Income



5-MILE RADIUS
80,000–84,500

Residents

~\$76k–\$82k

Median Income



10-MILE RADIUS
350,000+

Residents

~\$70k–\$75k

Median Income

POSSIBLE CONCEPTS

Gastropub / Craft Brewery

Casual Steak and Seafood

Specialty Breakfast and Brunch

Destination Food and Entertainment

Ghost Kitchen / Virtual Food Hall



The above represent potential operator concepts/renderings and are not exhaustive.

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Additional Photos

(Lower Level)



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