

# Well & Established Turn-Key Opportunity

## Potter County Restaurant/ Venue with Real Estate For Sale

Business Opportunity for Sale



## Property Overview

**Potter County Restaurant** Well established operating turn-key waterfront restaurant with venues that comes along with real estate included. This 4 +/- acres of waterfront property sits right along the Allegheny River \$2,495,000. This turn-key opportunity offers a well-established customer base, state of the art kitchen, large patio with a full bar, an axe throwing venue with a large gas firepit that is great for entertaining and includes 6 brand new axe throwing lanes, a recreational kayak launch, pool tables, 5000 +/- SF of indoor dining and 4000 +/- of outside dining, full indoor bar, and space for musical entertainment with over 200 +/- seating for your guest both inside and out. This sale also includes a 1800 SF, two story, 4 bedroom with garage rental property that is rented for additional income of \$11,800.

| DEMOGRAPHICS                  | 3 MILE   | 5 MILE   | 7 MILE   |
|-------------------------------|----------|----------|----------|
| TOTAL POPULATION              | 2,780    | 4,005    | 5,542    |
| TOTAL EMPLOYEES               | 1,733    | 3,277    | 3,455    |
| AVERAGE HHI                   | \$68,088 | \$70,032 | \$68,511 |
| TOTAL HOUSEHOLDS              | 1,221    | 1,717    | 2,370    |
| TRAFFIC COUNTS:<br>±7,057 VPD |          |          |          |

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