

OFFERING MEMORANDUM
**Value Add Retail
Property For Sale**

855-859 JEFFERSON AVE

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER

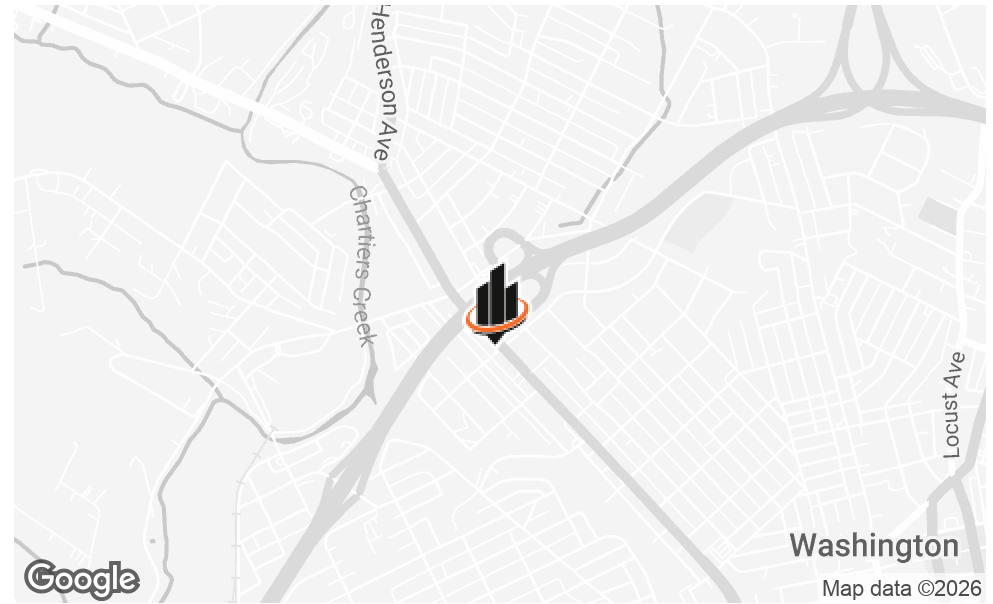
Phone: 724.255.9540
darin.shriver@svn.com

JASON CAMPAGNA

Phone: 724.825.3137
jason.campagna@svn.com
PA #RM424399



EXECUTIVE SUMMARY



OFFERING SUMMARY

PROPERTY FOR SALE:	\$1,795,000
LIQUOR LICENSE:	Available
BEER STORE SF:	5,690 SF
TOTAL RENTABLE SF:	10,330 SF
LOT SIZE:	0.571 Acres
ZONING:	GB General Business
SUBMARKET:	Washington County

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this value add retail property for sale located at 855-859 Jefferson Ave in Washington, PA.

This approximate 10,330 SF 3 tenant retail property sits on 3 parcels totaling .57 acres. This is a fantastic opportunity for a business owner to owner-operate a new business, re-position the beer distributor or tenant the beer distributor space for an income producing opportunity. Currently there are **2 long term tenants**: a Chinese Restaurant and Safelite glass Repair Shop. The third suite is currently a beer store and can remain a beer distributor or can be rented to other users. No financials or details about the existing beer distributor will be available, and the store will be closed upon sale. The liquor license can be available by separate agreement.

Situated on a bustling corridor and opposite the on-ramp for the I-70/I-79 interchange, the property commands high visibility with a traffic count of 10,295 ADT. With its strategic location and strong tenant base, this property is positioned to deliver strong returns for investors seeking a retail opportunity.

PROPERTY HIGHLIGHTS

- Property available for \$1,795,000 and Liquor license available
- **2 Income producing tenants**, 1 with investment grade tenant
- High-Visibility Corridor: Positioned opposite the I-70/I-79 interchange on-ramp with a traffic count of 10,295 ADT

BUILDING CONDITIONS

BEER STORE

- 3 gas furnaces
- Central AC
- 3 Bathrooms
- Office with heat and AC
- Large walk-in cooler

SAFELIGHT AUTO GLASS

- 3,200 SF
- Has a mezzanine
- New metal roof
- New 3,000 SF epoxy floor
- 2 gas furnaces
- Office with heat and AC
- Waiting room with heat and AC
- Full second floor
- 4 new garage doors

CHINA EXPRESS

- New metal roof
- Handicap bathroom
- Gas furnace with AC
- Walk-in freezer and walk-in refrigerator
- Ansel system for kitchen
- Ample parking

\$3M STREET PROJECT COMPLETED 2 YEARS AGO

- New gas lines
- New water lines
- New sewer lines
- New traffic lights
- New storm drains
- All new LED lighting outside

PROPERTY PHOTOS



RENT ROLL

ACTUAL

Tenant	SF	Rental Rate (\$/SF)	Annual Net Rent	Structure	Lease Expiration	Renewal Options	Notes
Safelite	3,200	9.98/SF NNN	\$31,944	Tenant pays Utilities, Real Estate Taxes, & Property Insurance	June 30, 2030	(1) Option for 5 Years	Tenant for 35+ years
ChinaWok	1,440	13.33/SF Modified Gross	\$19,200	Landlord pays Real Estate Taxes & Property Insurance. Tenant pays Utilities.	Month to Month	n/a	Month to month for 20+ years
Beer Store	5,690	Value Add	Value Add	Value Add	Value Add	Value Add	
Total	10,330						

* Landlord Expenses (Annual):

Real Estate Taxes: \$14,087

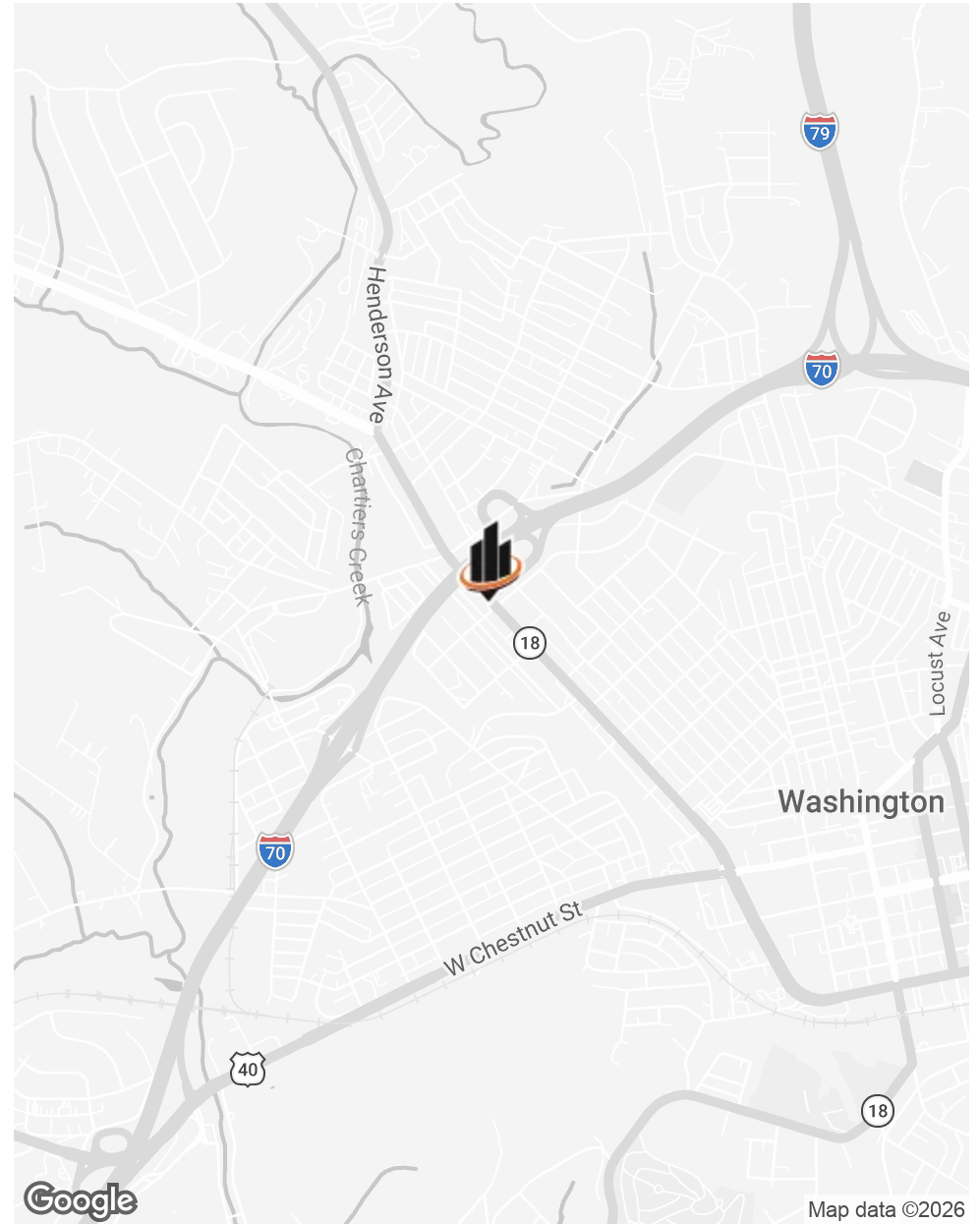
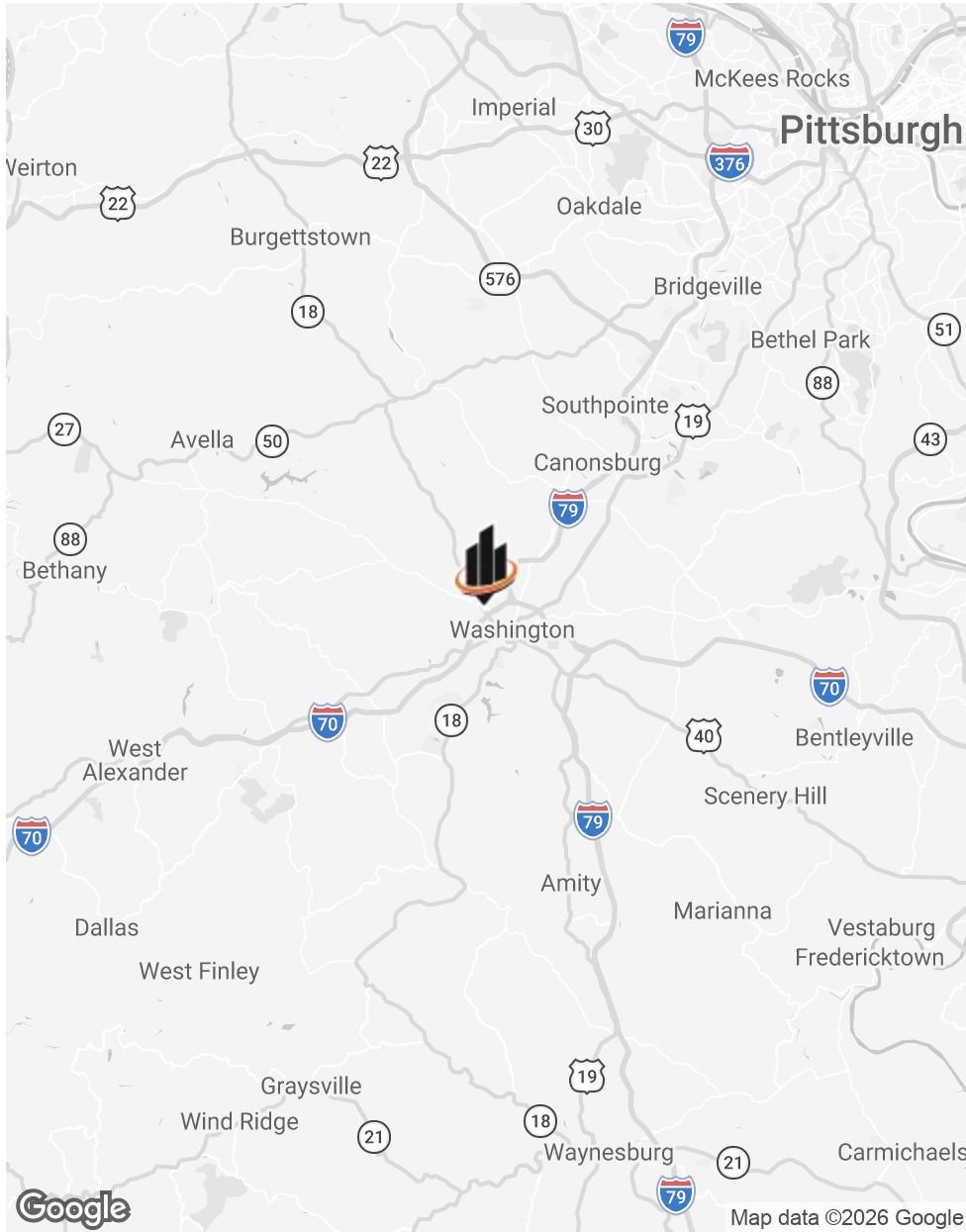
Property Insurance \$2,915

PROFORMA

Tenant	SF	Rental Rate (\$/SF)	Annual Net Rent
Safelite	3,200	\$9.98	\$31,944
ChinaWok	1,440	\$13.33	\$19,200
Beer Store	5,690	\$10.00	\$56,900
Total	10,330		\$108,044

* Proposed all leases to be NNN

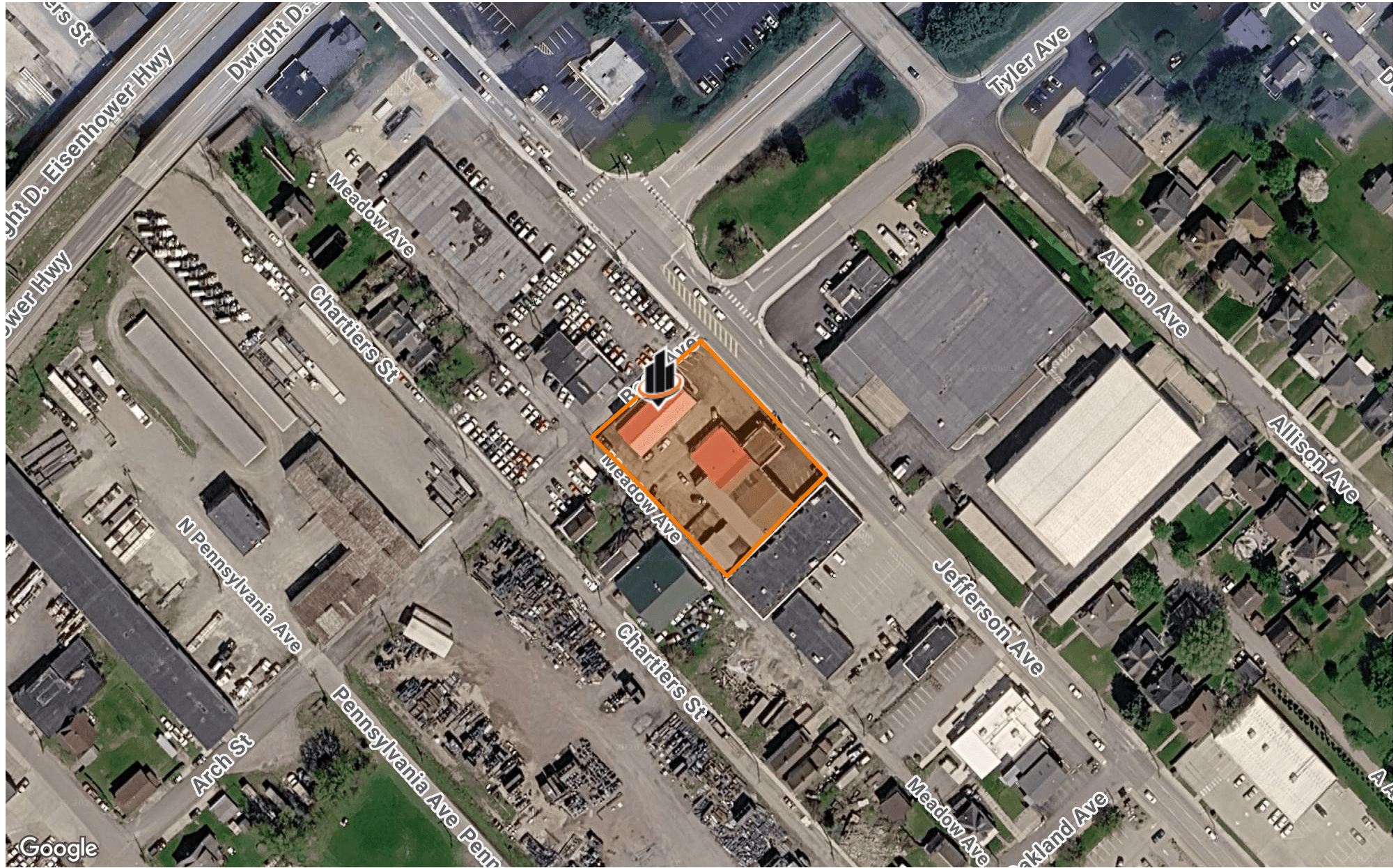
LOCATION MAPS



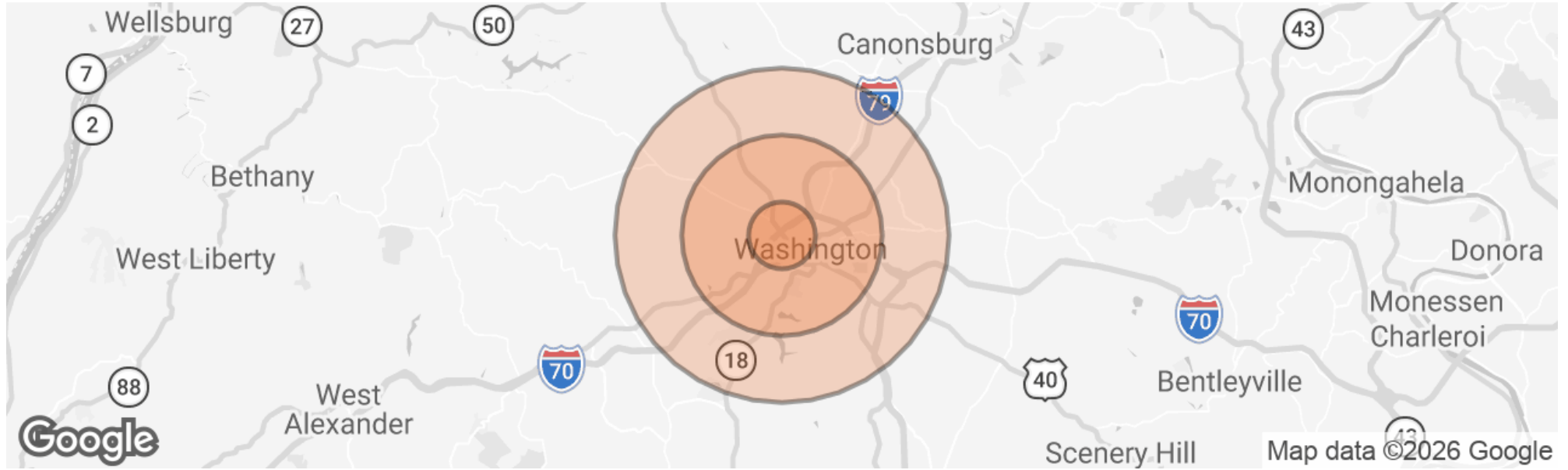
RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,662	33,099	48,080
AVERAGE AGE	43	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,280	14,314	20,625
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$67,726	\$81,038	\$91,095
AVERAGE HOUSE VALUE	\$147,123	\$204,656	\$235,942

2020 American Community Survey (ACS)

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

Table 301: Authorized Principal Uses.

	C	R1	R1A	R2	R2A	R-3	T-1	MD	ED	CBD	GB	D
<u>RESIDENTIAL USES</u>												
Household Living												
Single-family detached	N	P	P	P	P	P	P	P	P	N	P	N
Single-family attached, Subject to §802.23	N	N	N	C	C	C	P	P	P	N	SE	N
Duplex	N	N	N	P	P	P	P	P	P	N	P	N
Multi-family - Conversion apartment, Subject to §802.17	N	N	N	C	C	C	P	C	N	N	C	N
Multi-family - Garden apartment (up to 3 stories), Subject to §802.24	N	N	N	N	N	C	P	C	C	C	C	N
Multi-family - High-rise apartment (4 stories and over)	N	N	N	N	N	N	C	N	N	C	C	N
Residence over business	N	N	N	N	N	N	P	P	P	P	P	N
Boarding House (includes Rooming House), Subject to §802.8	N	N	N	C	N	N	P	N	C	N	C	N
Live/Work Unit, Subject to §802.33	N	N	N	N	N	N	P	SE	P	P	P	N
Manufactured Home Park	N	C	N	C	N	N	P	N	N	N	N	N
Planned Residential Development	C	N	N	N	N	N	N	N	N	N	N	N
Group Living												
Assisted Living, Subject to §802.4	N	N	N	N	N	N	SE	P	N	C	C	N
Dormitories, Subject to §802.21	N	N	N	N	N	N	N	P	P	N	C	N
Group Care Facility, Subject to §802.27	N	N	N	N	N	N	C	C	N	N	C	C
Personal Care Home	N	N	N	N	N	N	SE	SE	N	N	SE	N
Nursing Home, Subject to §802.39	N	N	N	N	N	N	C	C	N	N	N	N
Temporary Shelter	N	N	N	N	N	N	N	N	N	N	N	C

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

	C	R1	RIA	R2	R2 A	R3	T-1	MD	ED	CBD	GB	D
<u>INSTITUTIONAL / SEMI-PUBLIC USES</u>												
Cemetery, Subject to §802.11	C	N	N	N	N	N	N	N	N	N	N	N
Cultural Exhibits, Galleries, and Museums	P	N	N	N	N	N	P	N	P	P	P	P
Day Care Center, Adult or Child, Subject to §802.19 or §802.20	N	N	N	N	N	N	P	P	P	P	P	P
Government Uses												
Administrative Offices (including public utilities)	P	N	C	N	C	C	P	P	P	P	P	P
Community Center, Subject to §802.16	P	C	N	C	N	N	P	N	P	P	P	P
Emergency Services Station or Training Facility	P	P	P	P	P	P	P	P	P	P	P	P
Library	N	N	N	N	N	N	N	P	P	P	P	N
Post Office	N	N	N	N	N	N	N	N	N	P	P	P
Funeral Home & Crematoriums												
Funeral Home without Crematorium, Subject to §802.25	N	N	N	C	N	N	P	P	N	N	P	P
Funeral Homes with Crematorium as accessory use, Subject to §802.25	N	N	N	N	N	N	N	N	N	N	N	P
Crematorium (principal use), Subject to §802.18	N	N	N	N	N	N	N	N	N	N	N	C
Meal Center, Subject to §802.35	N	N	N	N	N	N	N	N	N	P	P	N
Medical Facilities												
Hospital or Surgery Center, Subject §802.30	N	N	N	N	N	N	N	P	N	N	N	N
Labs/Testing Facilities	N	N	N	N	N	N	N	P	P	P	P	P
Offices/Clinics	N	N	N	N	N	N	N	P	P	P	P	P
Treatment Center, Subject to §802.51	N	N	N	N	N	N	N	C	N	N	N	N

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

	C	R1	R1A	R2	R2A	R-3	T1	MD	ED	CBD	GB	D
<u>INSTITUTIONAL / SEMI-PUBLIC USES CONTD.</u>												
Parking Facilities												
Parking Garages, Subject to §802.40	N	N	N	N	N	N	N	P	N	C	N	N
City-owned Surface Lots	N	N	N	N	N	N	N	P	P	C	N	N
Privately-owned Surface Lots	N	N	N	N	N	N	N	P	P	N	N	N
Public park, plaza, square, courtyard, urban garden, and public recreation areas	P	P	P	P	P	P	P	P	P	P	P	P
Private Club/Fraternal Organization	N	N	N	N	N	N	N	SE	SE	P	P	P
Recycling Drop Off Center	C	N	N	N	N	N	N	N	N	N	N	P
Religious Institution (and ancillary uses), Subject to §802.42	SE	SE	C	SE	C	C	SE	P	P	P	P	P
Schools												
K-12 (public/private), Subject to §802.44	C	C	C	C	C	C	C	C	P	C	C	C
Colleges and Universities	N	N	N	N	N	N	N	C	P	C	C	C
Trade School	N	N	N	N	N	N	N	C	P	C	C	C
Transit Facilities	N	N	N	N	N	N	N	C	C	P	P	P
Utility Structures (including substations), Subject to §802.52	N	N	N	N	N	N	N	C	N	C	C	C

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

	T1	MD	ED	CBD	GB	D
<u>COMMERCIAL USES</u>						
Adult Oriented Establishment, Subject to §802.1	N	N	N	N	N	C
Animal Services						
Animal Daycare, Subject to §802.3	N	N	N	N	C	C
Shelter/Boarding Kennel	N	N	N	N	N	C
Sales, Salon and Grooming	N	N	N	N	P	P
Veterinary Offices/Clinics/Hospitals, Subject to §802.54	C	C	N	N	C	P
Bed and Breakfast Inn, Subject to §802.7	P	N	N	P	P	N
Eating and Drinking Establishments (including walk-up windows)						
Bakery, Ice Cream, etc.	P	P	P	P	P	P
Distillery / Microbrewery	N	N	N	P	P	P
Restaurant / Tavern	N	N	N	P	P	P
Entertainment & Recreation						
Auditorium/Concert Hall/Performing Arts Center	N	N	P	P	P	P
Commercial Recreation (indoor or outdoor), Subject to §802.15	N	N	P	C	P	P
Stadium (outdoor)	N	N	C	N	C	P
Theatre (live and films)	N	N	P	P	P	P
Farmer's Market	P	N	N	P	N	N
Forestry	P	P	P	P	P	P
Financial Institutions	P	P	P	P	P	P
Gun Shop, Subject to §802.28	N	N	N	N	N	C
Hookah Lounge	N	N	N	N	N	C
Hotel/Motel, Subject to §802.31	N	N	N	P	P	P
Business or Professional Office	P	P	P	P	P	P
Pawn Shop, Subject to §802.41	N	N	N	N	N	C
Personal Services	P	P	P	P	P	P

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

	T1	MD	ED	CBD	GB	D
<u>COMMERCIAL USES (continued)</u>						
Retail Sales						
Small scale (≤7,000 sq. ft.)	P	P	P	P	P	P
Large scale (>7,000 sq. ft.), Subject to §802.43	N	N	N	C	C	P
Self-Storage Facilities, Subject to §802.45	N	N	N	N	N	P
Street / Mobile Vendors, Subject to §802.38	N	C	C	P	P	P
Studio						
Artisan Manufacturing, Subject to §802.48	P	C	C	P	P	P
Dance, music, fitness, art, photography	P	N	P	P	P	P
Broadcasting (television, radio)	N	N	P	P	P	P
Tattoo Parlor, Subject to §802.50	N	N	N	N	N	C
Vehicle, Manufactured Home, Boat Sales and Service						
Car Wash, Subject to §802.10	N	N	N	N	P	P
Commercial Fuel Depot, Subject to §802.14	N	N	N	N	SE	P
Gas Station, Subject to §802.26	N	N	N	N	P	P
Manufactured Home Sales Lot, Subject to §802.5	N	N	N	N	P	P
Vehicle and/or Boat Sales or Rental (including outdoor display of vehicles), Subject to §802.5	N	N	N	N	P	P
Vehicle and/or Boat Repair and Service Station §802.6	N	N	N	N	P	P
Vehicle Towing Station, Subject to §802.49	N	N	N	N	SE	P

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

	T1	MD	ED	CBD	GB	D
<u>INDUSTRIAL USES</u>						
Bottling Plant	N	N	N	N	N	P
Distribution Center	N	N	N	N	N	P
General Manufacturing	N	N	N	N	N	P
Industrial Park	N	N	N	N	N	CU
Junkyards/Dismantled Car Storage, Subject to §802.32	N	N	N	N	N	SE
Laundry and Dry Cleaning Plant	N	N	N	N	N	P
Machine Shop	N	N	N	N	N	P
Outdoor Storage Yard	N	N	N	N	N	P
Railroad Freight Station	N	N	N	N	N	P
Research and Development	N	N	N	N	N	P
Solid Waste Transfer Facility, Landfill or Solid Waste to Energy Facility, Subject to §802.47	N	N	N	N	N	SE
Wholesale and Warehouse Businesses	N	N	N	N	N	P

CITY OF WASHINGTON & BOROUGH OF EAST WASHINGTON MULTI-MUNICIPAL ZONING ORDINANCE

Table 302: Authorized Accessory Uses, subject to §309

	C	R1	R1A	R2	R2A	R-3	T1	MD	ED	CBD	GB	D
Backyard Chickens, Subject to §309.5	P	P	P	P	P	P	N	N	N	N	N	N
Beekeeping, Subject to §309.6	P	P	P	P	P	P	N	N	N	N	N	N
Detached Garage, Private	P	P	P	P	P	P	P	P	P	N	P	N
Drive-Through Facility (as an accessory use), Subject to §802.22	N	N	N	N	N	N	N	N	C	C	P	P
Family Day Care Home, Subject to §309.7	N	SE	N	SE	N	N	P	P	P	N	N	N
Fences, Subject to §309.8	P	P	P	P	P	P	P	P	P	P	P	P
Group Day Care Home, Subject to §309.7	N	SE	N	SE	N	N	P	SE	SE	N	N	N
Major Home Occupation, Subject to §309.9.C	N	N	N	N	N	SE	SE	SE	N	N	SE	N
Minor Home Occupation, Subject to §309.9.B	P	P	P	P	P	P	P	P	P	N	P	N
No Impact Home Based Business, Subject to §309.9.A	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Storage, Subject to §710 of this Chapter	N	N	N	N	N	N	N	N	N	N	N	P
Residential Accessory Buildings (sheds, playhouses, etc.), Subject to §309.10	P	P	P	P	P	P	P	P	P	N	P	N
Signs, Subject to Part 6 of this Chapter	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool, Subject to §309.11	P	P	P	P	P	P	P	P	P	N	P	N
Uses customarily associated with PERMITTED USES	P	P	P	P	P	P	P	P	P	P	P	P
Uses customarily associated with permitted CONDITIONAL USES	C	C	C	C	C	C	C	C	C	C	C	C
Uses customarily associated with permitted SPECIAL EXCEPTION USES	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

PRESENTED BY:

DARIN SHRIVER

Senior Advisor

724.255.9540

darin.shriver@svn.com

JASON CAMPAGNA

Managing Director/Senior Advisor

724.825.3137

jason.campagna@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.