



160 & 164 WADES RUN ROAD
MOUNT MORRIS, PA 15349

RESTAURANT BUSINESS & REAL ESTATE SALE



MEYERS RV OF MOUNT MORRIS



MOUNT MORRIS

★ 160 & 164 WADES RUN ROAD



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CONFIDENTIALITY & DISCLOSURE STATEMENT

This Offering Memorandum is submitted to you on a confidential basis solely in connection with your consideration of purchase of **160 & 164 Wades Run Road, Mount Morris, PA** ("Property"). This Memorandum was prepared by Black Diamond Realty ("BDR") based on information supplied by Seller, BDR, and other sources believed to be reputable. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other confidential information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be comprehensive statements of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Broker. Neither Seller nor BDR, nor their owners, employees, or associates make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or implied with respect hereto. While the information contained in the Memorandum and any other confidential information is believed to be reliable, neither Broker nor Owner guarantees the accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other confidential information. Prospective purchasers should seek advice from their own attorneys, accountants, tax advisors, engineers, environmental consultants and other experts.

By acknowledging your receipt of this Offering Memorandum from Black Diamond Realty, you agree:

- 1) The Offering Memorandum and its contents are confidential.
- 2) You will hold the Memorandum and treat it in the strictest of confidence.
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.
- 4) You will not solicit or contact any current or former tenants, managers, or associates of the property.

Seller and Black Diamond Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Black Diamond Realty or any of their affiliates or any of their respective owners, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to the solicitation process or the marketing or sale of the Property.

All property showings are by appointment only. Please do not contact current or former property employees, managers, agents, or guests. Consult a Black Diamond Realty Associate for more information.



INVESTMENT OVERVIEW

160 & 164 WADES RUN ROAD

MOUNT MORRIS, PA 15349

SALE PRICE / \$550,000 (Business + Real Estate)

Real Estate Only: \$300,000 | Business Only: \$250,000

GROSS BUILDING SIZE / 1,383 SQ FT

+334 SQ FT Covered Patio, 510 SQ FT Garage and 1,084 SQ FT Basement

GROSS LOT SIZE / 1.09 ACRES

BUSINESS / Sorella's Pizzeria LLC

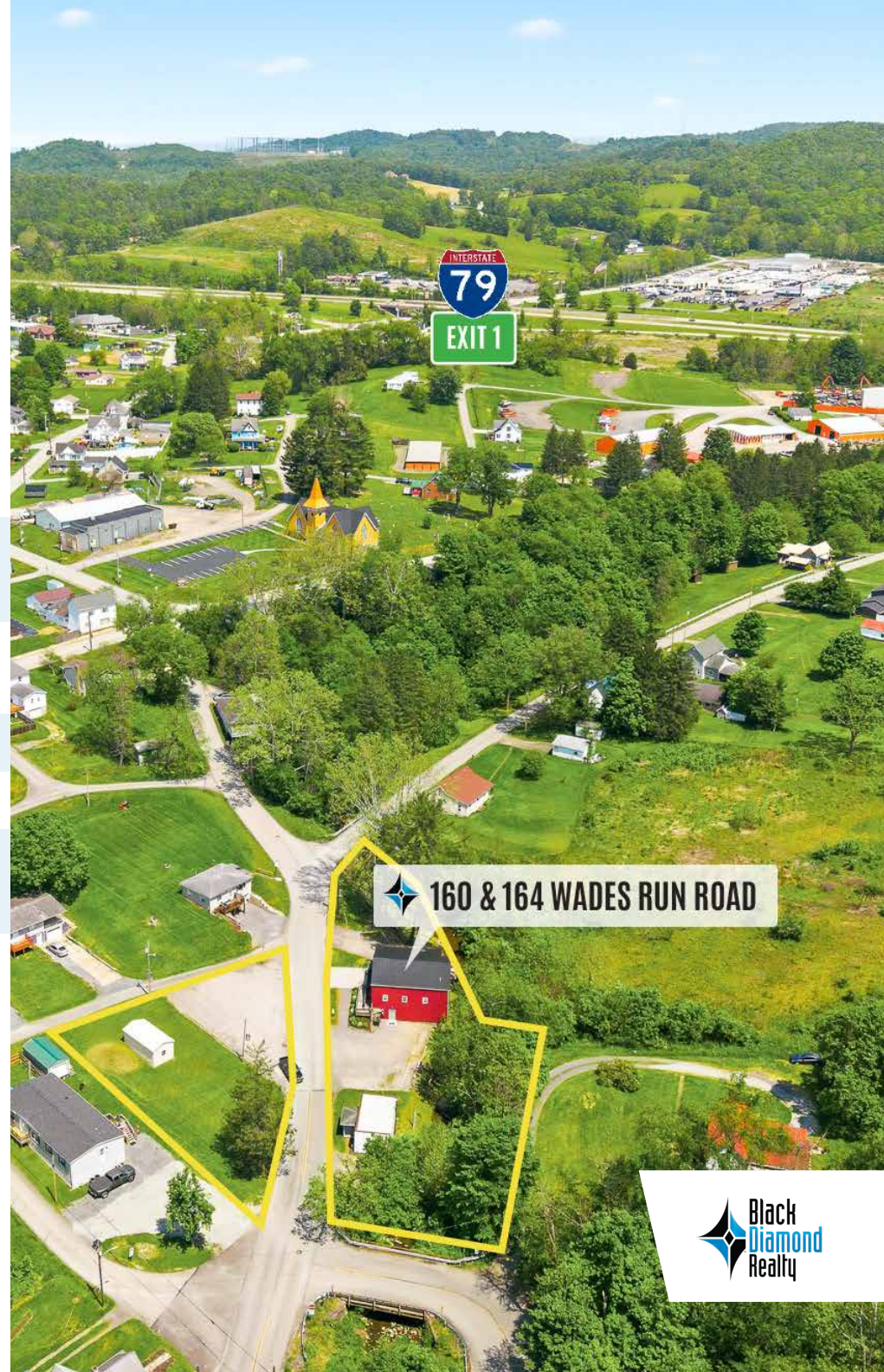
NUMBER OF BUILDINGS / 2

160 Wades Run Road: Restaurant | 164 Wades Run Road: House

ACCESS / 0.5 Mile from Interstate 79, Exit 1

Located in the heart of the Mount Morris community, this unique investment opportunity includes two buildings and one storage shed, anchored by the long-standing and established Sorella's Pizzeria restaurant operation. The offering presents an excellent opportunity for an owner-user or investor seeking a turnkey commercial property with additional residential and storage components.

This offering includes both the real estate and business assets, including the Trade Name, Goodwill, Furniture, Fixtures & Equipment, and Inventory transfer associated with the business. With strong community presence, functional improvements, and flexible future potential, the property is well-positioned for continued restaurant operation or future redevelopment opportunities.



PROPERTY HIGHLIGHTS

The centerpiece of the offering is 160 Wades Run Avenue, currently home to Sorella's Pizzeria, a long-standing and well-known restaurant serving the Mount Morris area. This two-story commercial building contains approximately 880 (+/-) square feet and is thoughtfully built out for restaurant use. The space features a well-maintained commercial kitchen, customer dining area, basement storage, and an overhead door designed for convenient deliveries and operational efficiency. The established business presence and loyal customer base provide immediate operational continuity for a new owner.

Complementing the commercial building is the residential structure located at 164 Wades Run Road, a 448 (+/-) square foot house that offers flexibility for additional rental income, employee housing, office use, or owner occupancy. The property also includes a storage shed, providing additional space for equipment, supplies, or operational storage needs.

Parking is a significant advantage for the property, with ample on-site parking adjacent to the buildings as well as an overflow parking area located across the street, allowing for convenient customer and staff access.

FEATURES AND AMENITIES

- Built in 1940, Renovated in 2018-2021
- 1,383 (+/-) Gross Square Feet (+334 SQ FT Covered Patio, 510 SQ FT Garage and 1,084 SQ FT Basement)
 - 880 (+/-) Square Feet via Restaurant Building (160 Wades Run Road)
 - 448 (+/-) Square Feet via Residential Building (164 Wades Run Road)
 - Small Storage Shed
- Multiple Off-Street Parking Areas to Accommodate 20 (+/-) Vehicles
- ADA Accessible
- Business sale includes the Trade Name, Goodwill, Furniture, Fixtures & Equipment, and Inventory
- Security System (Restaurant)
- Sprinkler System (In Kitchen at Restaurant)

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Located outside city limits within District 20 of Greene County
- Property consists of four irregular shaped parcels totaling approximately 1.09 acres
- Identified as District 20, Tax Map 9, Parcels 266, 266-A, 278-A and 278-B
- Property is not restricted by zoning regulations

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	West Penn Power - 200 amp
Natural Gas	People's Natural Gas
Water	Mt. Morris Water & Sewage Authority
Sewer	Mt. Morris Water & Sewage Authority
Trash	Preferred Sanitation
Cable/Internet	Windstream



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Submit completed CNDA's to Black Diamond Realty Associate, Anna Carrier at acarrier@blackdiamondrealty.net or contact at 304.413.4350.

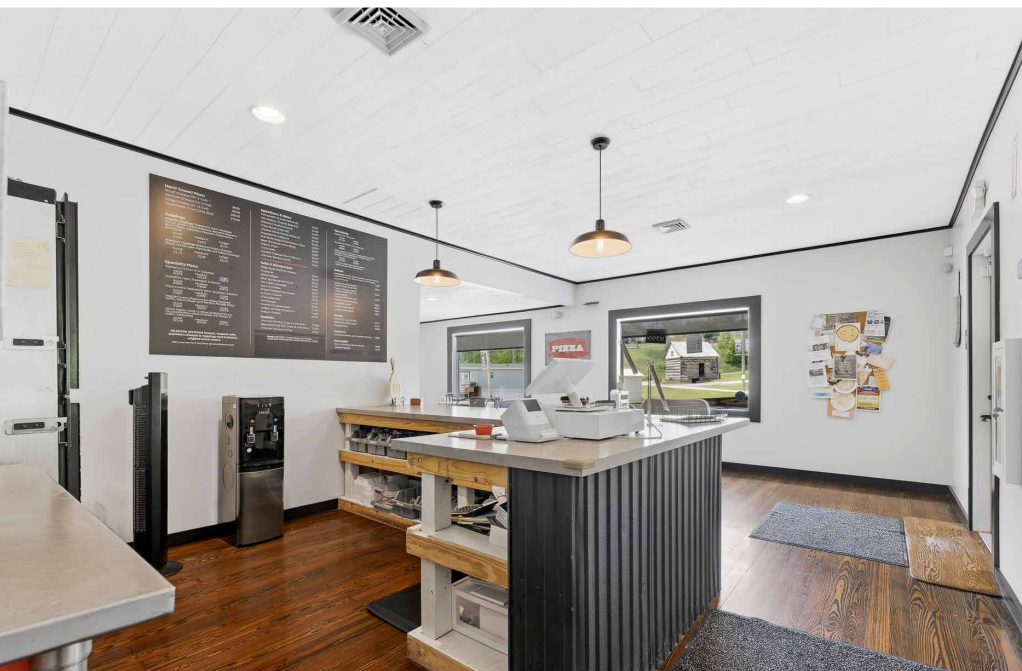
A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



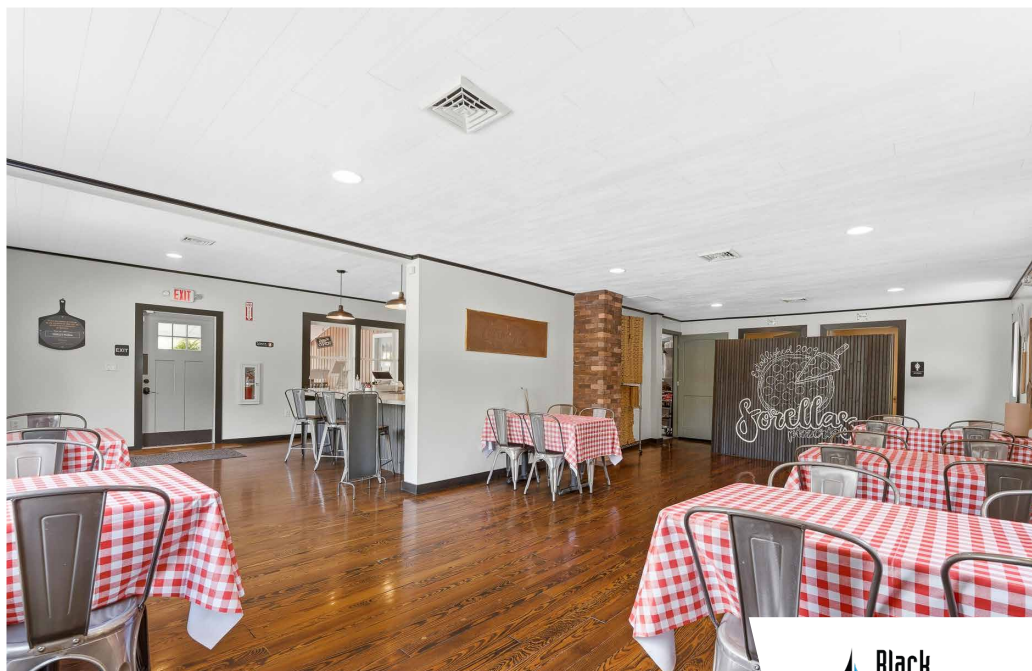
Restaurant Check Out Counter and Dining Area.



Restaurant Check Out Counter.



Restaurant Check Out Counter.



Restaurant Dining Area.





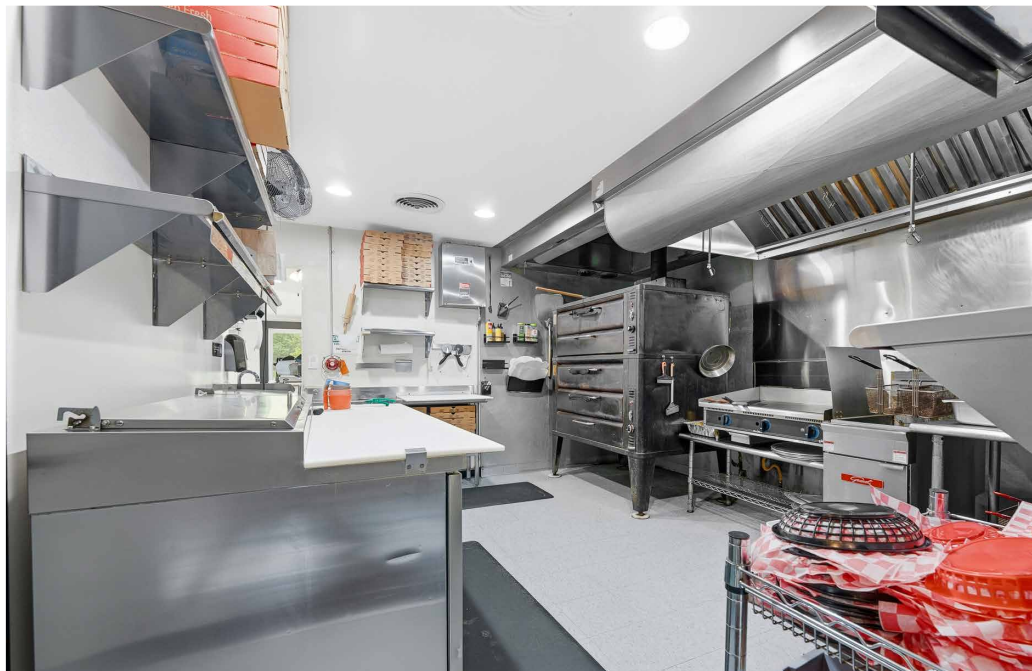
Restaurant Dining Area.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.



Restaurant Commercial Kitchen.

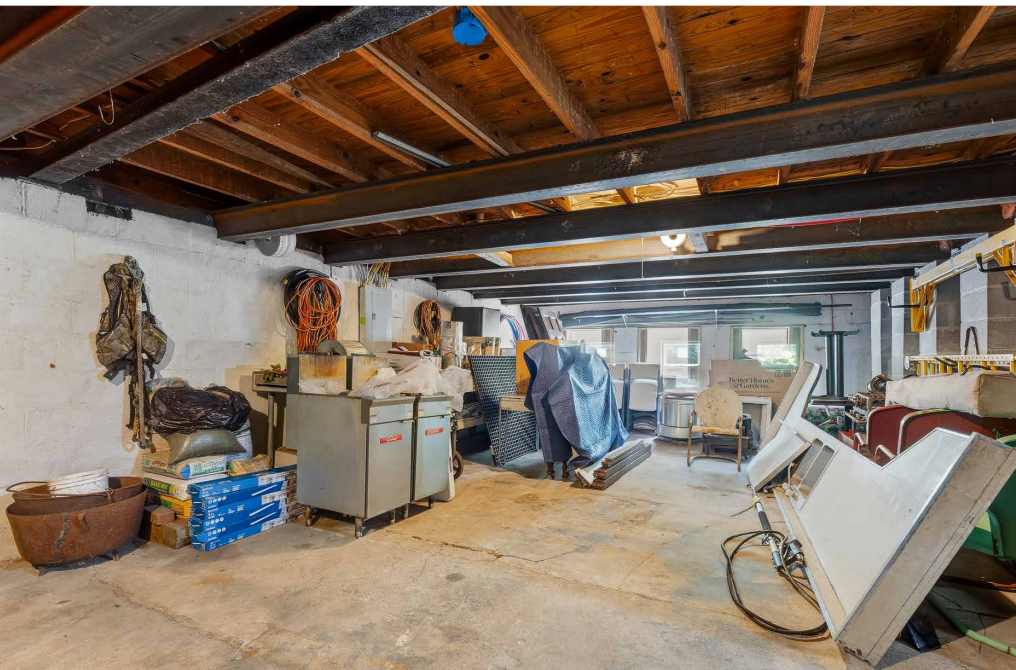




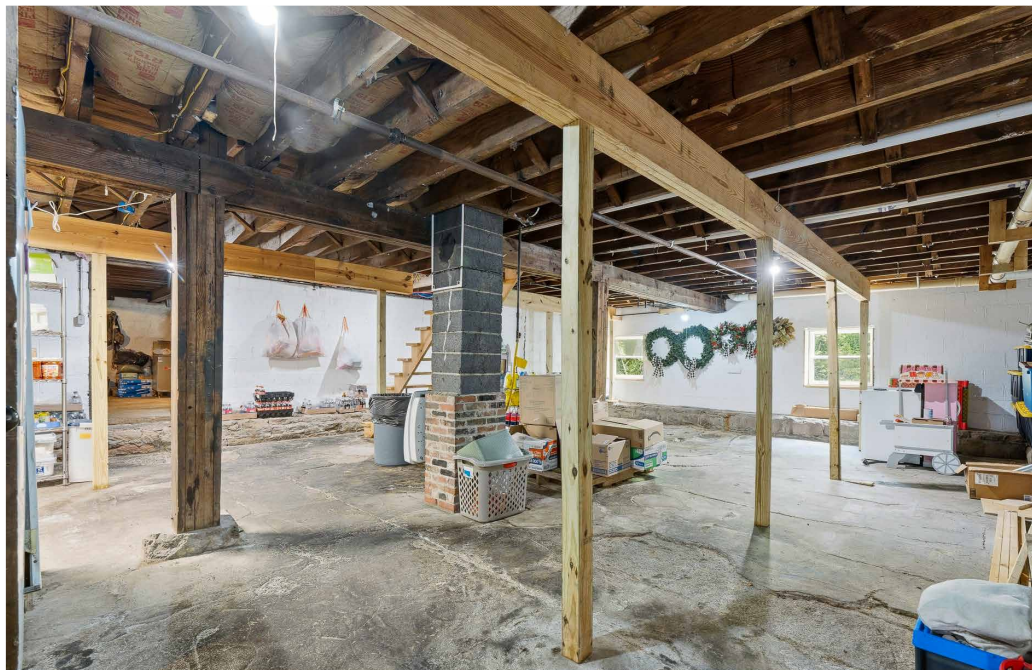
Restroom.



Restaurant Building Basement with Overhead Door.



Restaurant Building Basement.



Restaurant Building Basement.



160 Wades Run Road: Restaurant.



160 Wades Run Road: Restaurant.



160 Wades Run Road: Restaurant.



164 Wades Run Road: Residential House.





160 Wades Run Road: Restaurant.

LOCATION OVERVIEW

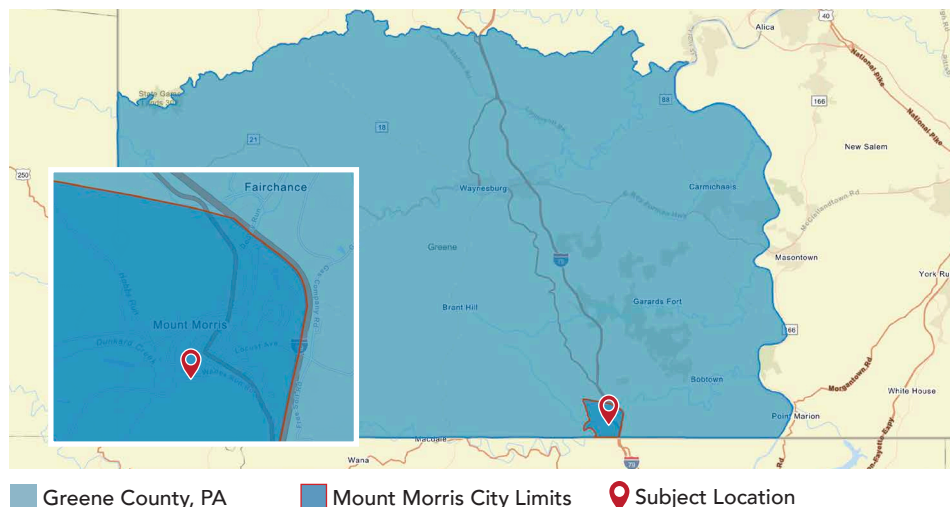
GREENE COUNTY

Located in the southwestern corner of Pennsylvania, Greene County is approximately one hour south of Pittsburgh, with Interstate 79 running through the central portion of the county. The county is bordered to the south by West Virginia, and the Monongahela River borders Greene County to the east, creating a collection of river towns and communities. From rolling farmland in the summer to snow-covered hills in the winter, from breathtaking vistas in the spring to stunning foliage in the fall, Greene County has it all.

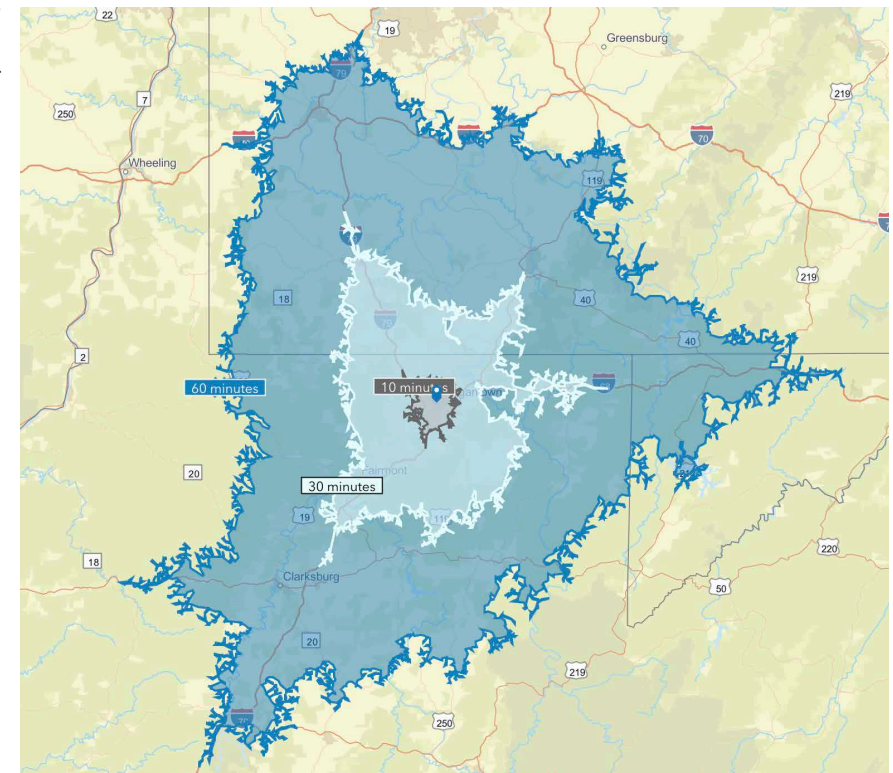
Greene County has a total population of 35,561 and a median household income of \$67,978. Total number of businesses is 1,166.

The **town of Mount Morris** has a total population of 630 and a median household income of \$71,465. Total number of businesses is 27.

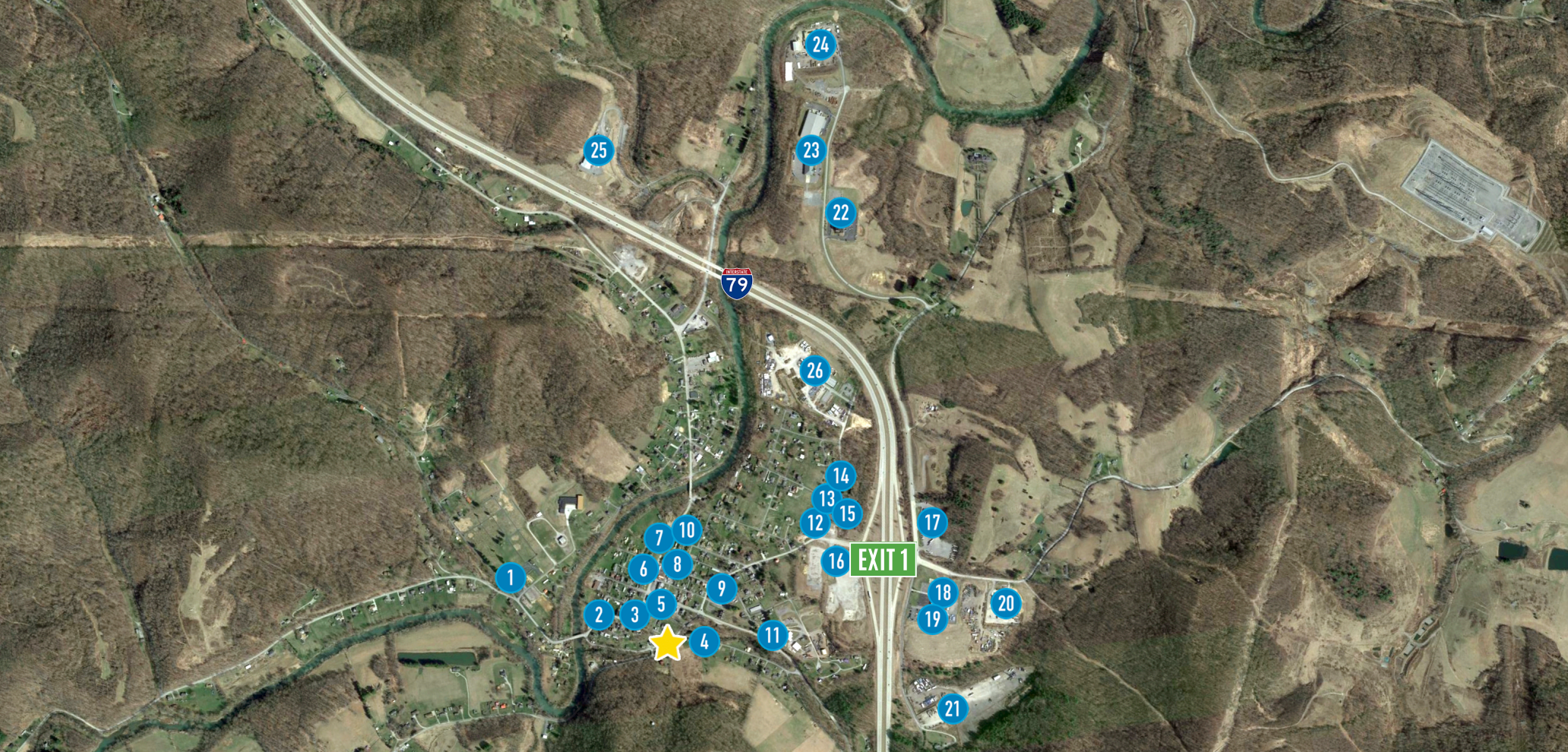
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025



DRIVE TIME



Distance to nearby cities: Morgantown, WV - 10 miles, Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The Google earth photo above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located 0.5 mile from I-79, Exit 1.

- | | |
|---|--|
| ① Gospel Tabernacle Church | ⑬ Maxon's Body Shop |
| ② Sweet Baby's at Rising Creek | ⑭ Mount Morris Little Free Library |
| ③ United States Postal Service | ⑮ Cornerstone Care of Mt. Morris Pharmacy |
| ④ Whitely-Perry Food Pantry | ⑯ Marathon Gas |
| ⑤ Mt Morris Volunteer Fire Department | ⑰ Huddle House |
| ⑥ Mt Morris Senior Citizens' Center | ⑱ Meyer's I-79 RV Sales |
| ⑦ American Legion | ⑲ TrailersPlus |
| ⑧ Jeanne's Garage | ⑳ Mountain State Waste |
| ⑨ L & T Supply Co | ㉑ Capital City Group - A Bay Crane Company |
| ⑩ Milliken & Throckmorton Funeral Home | ㉒ Shaft Drillers International |
| ⑪ Jack's Recycling | ㉓ Yost Drilling |
| ⑫ First Federal Savings and Loan of Greene County | ㉔ Swanson Industries |
| | ㉕ American Mining Academy |
| | ㉖ Great Plains Oilfield Rental |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,431

Total
Population



75

Businesses



2,169

Daytime
Population



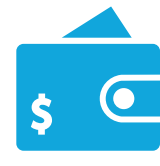
\$247,222

Median Home
Value



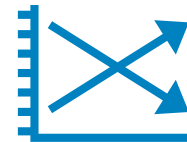
\$39,534

Per Capita
Income



\$77,319

Median
Household
Income



-0.2%

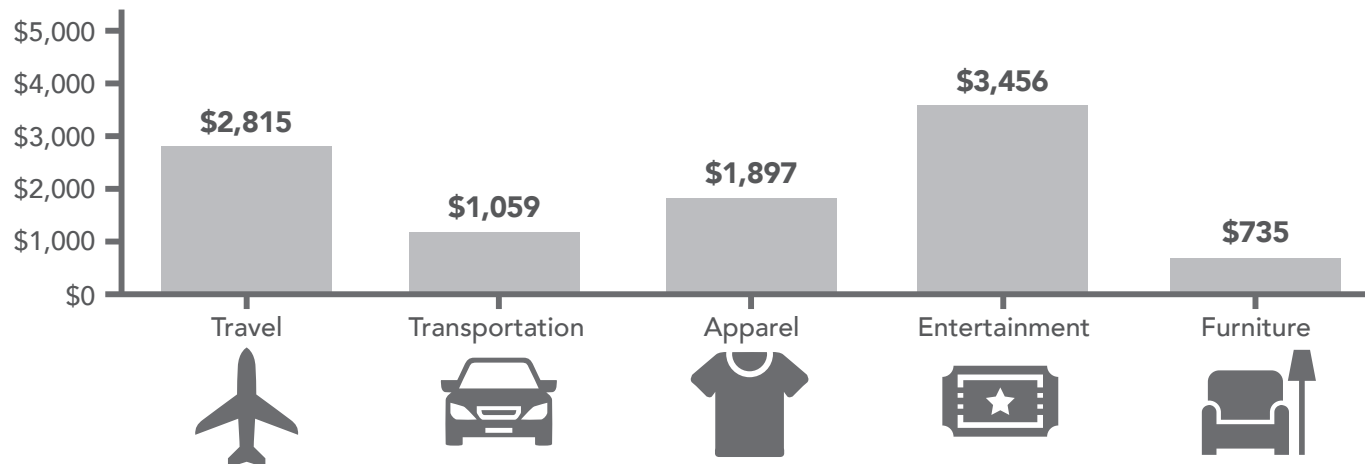
2025-2030
Pop Growth
Rate



1,162

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



6,376

Total
Population



129

Businesses



4,681

Daytime
Population



\$247,703

Median Home
Value



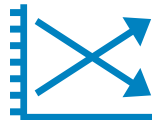
\$44,335

Per Capita
Income



\$77,749

Median
Household
Income



0.1%

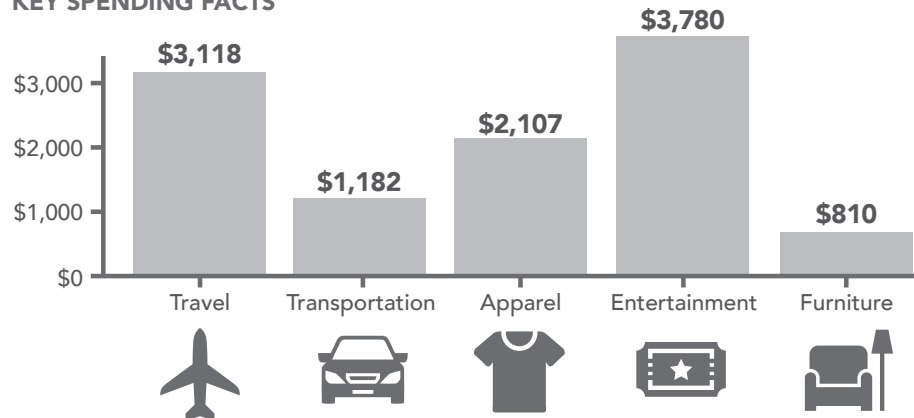
2025-2030
Pop Growth
Rate



2,920

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



75,968

Total
Population



2,920

Businesses



89,355

Daytime
Population



\$251,003

Median Home
Value



\$36,669

Per Capita
Income



\$57,148

Median
Household
Income



0.2%

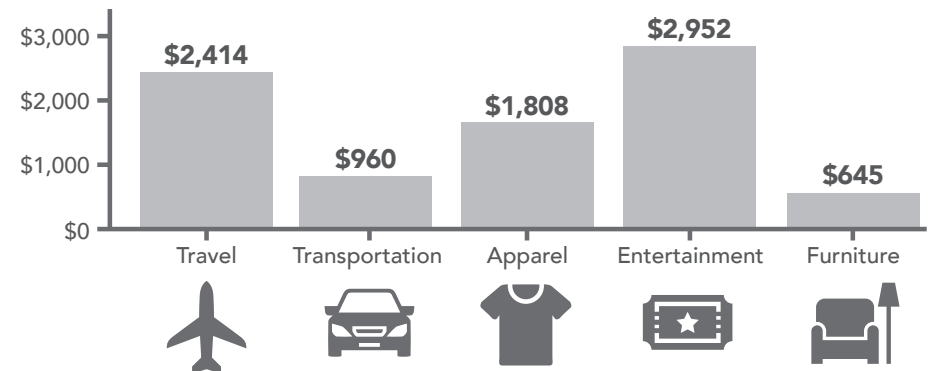
2025-2030
Pop Growth
Rate



37,346

Housing Units
(2020)

KEY SPENDING FACTS





MEYERS RV OF MOUNT MORRIS



JACKS RECYCLING

MOUNT MORRIS

160 & 164 WADES RUN ROAD

Aerial of the Property Facing East Towards I-79, Exit 1.





Aerial of the Property From Above.



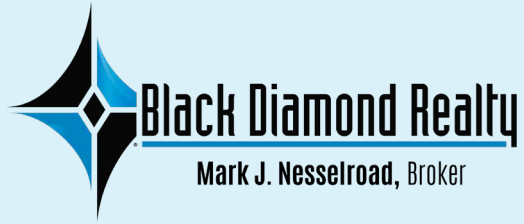
Aerial of the Property Facing South.



Aerial of the Property Facing North.



Aerial of the Property Facing Southeast.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*