

BAR/RESTAURANT OPPORTUNITY!

5040 Lytle Street Pittsburgh PA 15207

Seize this incredible opportunity to acquire a beloved neighborhood cornerstone that has been serving its community for over 50 years!



This property includes a first-floor bar and restaurant, plus a 3-bedroom apartment upstairs.



Lot Dimensions: 22x93x20x92 Acres: 0.044



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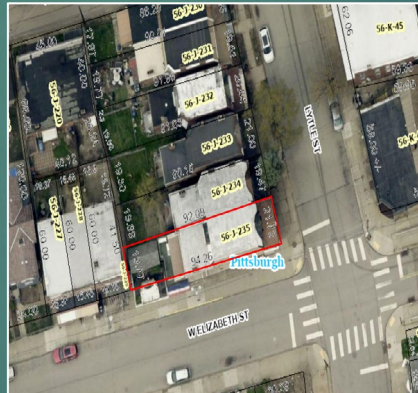
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Welcome to 5040 Lytle Street—a 52-year legacy, deeply rooted in tradition and community. The Lytle Cafe, a beloved family-owned bar and restaurant, stands as a true neighborhood staple and is now ready for its next chapter. This is a rare chance to acquire a well-established local pub, complete with valuable liquor license, entertainment license, Sunday sales permit, and all equipment.

This unique mixed-use property offers immense potential. It features its own rear deck, a storage shed that could be used for a smoker, and a full basement. The spacious entryway and outdoor memorial area can potentially be converted into additional dining space. Above the bar, a two-level, three-bedroom apartment provides a fantastic opportunity for an owner-operator or a source of steady rental income.

Situated on a corner lot with ample on-street parking, this location is just one block from the new brewery and the riverfront. While nearby communities like Greenfield, Squirrel Hill, and Swisshelm Park are saturated with dining options, Hazelwood has next to none, putting this location in a prime position to thrive. This also gives your business and residents convenient access to the revitalized Hazelwood Green development.



5040 Lytle Street -
Approx. 2,960 Sq.
Ft.

Lot – Approx. 1933
Sq. Ft.

Lot Frontage – 20 Ft.

0056-J-00235-0000-00

Taxes, and square footage are deemed reliable but not guaranteed. Buyers are exclusively responsible for verifying any information and conducting their own due diligence

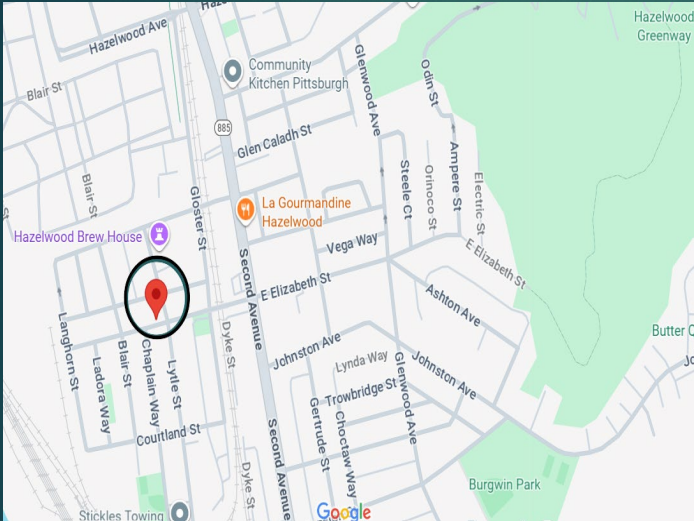


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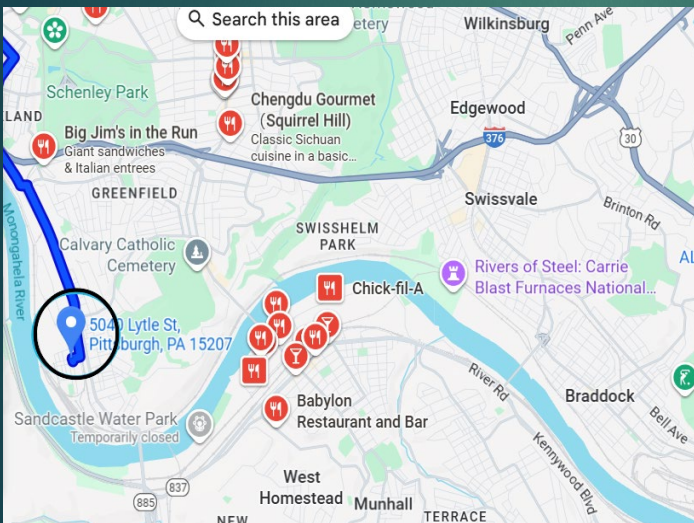
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PRIME LOCATION!



5040 Lytle Street presents a rare bar/restaurant opportunity in Hazelwood, a neighborhood currently experiencing significant revitalization.



While nearby communities like Squirrel Hill, Greenfield, and Swisshelm Park are saturated with dining options, Hazelwood has next to none. This creates a significant market gap for a new establishment to thrive.

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INVENTORY/ASSETS

- ▶ **Liquor license, Entertainment license, and Sunday sales permit**
- ▶ **4 skill game machines**
- ▶ **1 ATM machine**
- ▶ **18 bar stools**
- ▶ **Tables and chairs**
- ▶ **3 lowboy coolers**
- ▶ **10 stackable chairs**
- ▶ **1 steam table**
- ▶ **Totality of alcohol inventory for future sale or use.**
- ▶ **Transferrable lifetime warranty on the internal waterproofing system/French drain in the basement.**

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