

211 COMMERCIAL AVENUE

ASPINWALL PA 15215
RETAIL FOR SALE



PROPERTY HIGHLIGHTS

- 3,508 SF building for sale
- Located on Commercial Avenue in the middle of Aspinwall Business District
- Currently a neighborhood "Cheers" tavern/restaurant
- Apartment unit above the tavern
- Public parking lot directly across the street
- 0.25 miles to Route 28, and 0.5 miles to UPMC St. Margarets
- **Asking \$725,000**



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PROPERTY VIDEO](#)





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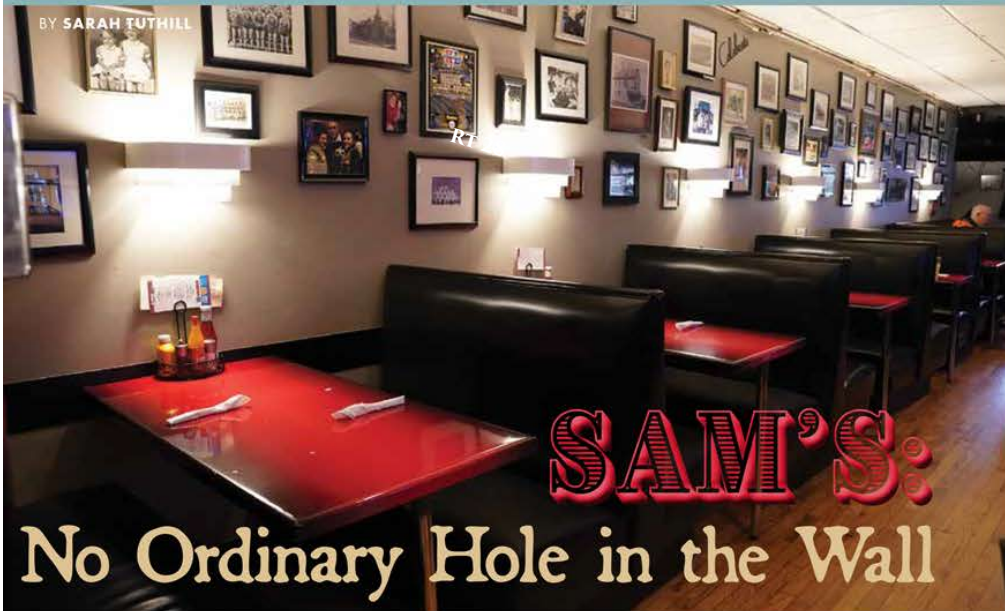


LOCATION



LOCAL FLAVOR

BY SARAH TUTHILL



SAM'S:
No Ordinary Hole in the Wall

With deep roots in the community, Sam's Tavern in the Wall is as affable as its owner and his hometown neighborhood.

Stroll into Sam's Tavern in the Wall and, even if it's your first visit, you'll feel right at home. Unassuming from the outside and cozy on the inside, this neighborhood bar and restaurant is a favorite among area residents. "But we're not just a tavern for locals. People come here from all over Pittsburgh," points out owner Sam Sieber, whose friendly smile greets customers as they walk in.

With a casual combination of tables, booths, and a lengthy bar, its approachable atmosphere attracts a wide-ranging clientele — the lunch rush from area offices and businesses, busy families who need a night off from cooking, and a bar crowd that comes to cheer on their favorite team or enjoy the daily drink specials. "There's something for everyone," says Tavern employee Kerry Fitzpatrick. "I've bartended all over Pittsburgh, and our customers are by far the best clientele I've experienced."

The Tavern — or Sam's, as regulars call it — sits on Commercial Avenue, which is also home to the borough office and police station, a neighborhood pharmacy, some charming shops, and other restaurants. Commercial Avenue is like going back in time — and if you could, you would indeed find a local tavern on the block as far back as 1955, when the Klun family opened The Aspinwall Saloon in the building adjacent to where the Tavern is now. "It was a shot-and-a-beer establishment with delicious sandwiches from my Grandma Klun's kitchen," recalls their grandson, Tony Stefancic, whose parents took over the business in 1972.

The bar operated out of the current location and became The Towne Tavern. It has changed hands only twice since, with Dave Lovey purchasing the business in 2006, calling

The dining area, its wall adorned with Aspinwall history.



Sam Sieber, your welcoming host.

it The Aspinwall Grille, until Sieber took the helm in 2012.

Sieber recalls the day he casually asked Lovey (like him, an Aspinwall native) how business was going. "He says, 'Why, do you want to buy it?' So, I did," he laughs. Sieber had been in the bar and restaurant industry for 30 years and dreamed of running his own place. He had tended every bar in the borough except The Aspinwall Grille. "I joke that it's the only place where I didn't work, so I bought it instead."



The ye olde bar was painstakingly installed.

With both extensive experience and charisma, it wasn't hard for Sieber to maintain continuity with customers and the community, all while putting his own mark on the Aspinwall institution. He changed the name but kept Grille favorites like the burger with sautéed onions, blackened tomato & pepper jack cheese, and added his own Tavern burger (bacon, fried egg, smoked gouda). Over the years, he's curated a list of tasty "Sam-mies," of which the Reuben is a favorite, along with tempting appetizers like buffalo dip, and a venerable fries-filled Pittsburgh salad with chicken or steak. Daily soup and entree features round out the menu, along with drink specials like "Wine Down Wednesday" and "Sammy Saturday" when specials include drinks like Sam Adams, a Samhattan, or Sieber's signature Samtini made with vodka and pickle juice in a glass lined with a thin slice of dill pickle.

Through the years, Sieber has also incorporated aesthetic changes that amp up the Tavern's charm. Take for instance the installa-



Warm comfort: A Reuben and fries

tion of a vintage wooden bar he nabbed from the River City Inn, another classic Pittsburgh watering hole, when it closed in PPG Place Downtown. Sieber, a lifelong friend of the owners, caught wind they were auctioning the 20-foot piece. "I'd been wanting to replace the sort of generic bar and jumped at the chance have this one here," he says, recalling the painstaking process of dismantling, transporting, and rebuilding the intricately carved bar.

On the opposite wall, Sieber's collection of photos create the sense that you're in his own home. Pictures of the old Tavern and other historic Aspinwall shots hang alongside those of Sieber's family who, incidentally, are among the regulars.

Also pictured is what can be considered the Tavern family. There are shots of celebrations and parties, of employees and customers, and of community outings and events. "Maybe I'll make it on the wall someday," jokes longtime customer Pam Patel of Fox Chapel, as Sieber kids about what it takes to be "worthwhile." Patel first discovered Sam's years ago when her mother was visiting and requested a casual dinner spot with a home-style menu. "We loved it and ever since, we've been coming regularly. Our kids insist Sam has the best grilled cheese ever," she declares.

It's easy to think of a local tavern as just a place to get a drink or some bar food, but spots like Sam's Tavern in the Wall play a vital role in the community. It's a place to relax, celebrate, and connect with people. "The wall of pictures speaks volumes as a testament to the years of friendships that have been formed here," Patel says.

Sam's Tavern in the Wall: 211 Commercial Avenue, 412-782-6542, taverninthewall.com. Kitchen hours are Tuesday to Saturday, 11 to 9; bar open until midnight.