

FULLY EQUIPPED RESTAURANT/BREWERY

Saturday, February 21, 2026 • 12pm

**392 E. FRONT ST.
MARIETTA, PA 17547**

This fully equipped restaurant and brewery property, nestled in Marietta, features two separate buildings totaling over 5,000± square feet, along with a spacious on-site parking lot. The main building, used as the restaurant, offers a large dining and bar area with a stage, a fully equipped commercial kitchen, dish room, prep area, two storage rooms, restrooms, and a small living space/apartment. Upstairs, a generous open area provides the perfect setting for private events and includes a convenient half bath. The separate brewhouse, with its own address and constructed in 2025, houses all brewery equipment, including a canning system. This building is constructed above the flood plain and features a loading dock and overhead garage doors. Additional amenities include a back patio, close proximity to the Marietta River Trail, and easy access to Routes 441 and 23. The property was commercially utilized (Trail Rail River zoning) and presents a unique opportunity to launch your own business venture or expand an existing operation in a highly accessible and growing area.

AUCTIONEER'S NOTE: This property is being sold to settle an estate.



**Open Houses: Sat. February 7, 10am-12pm
& Sat. February 14, 10am-12pm
Or Call For An Appointment**



FEATURES



RESTAURANT & BREWHOUSE



WELL LOCATED




ON SITE PARKING LOT

Auction for: Calliope Wail LLC

Attorney: Jeff Goss

LEAD AUCTIONEER: John M. Hess



 717-664-5238 or 877-599-8894

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JOHN M. HESS AUCTION SERVICE, INC.

AY000253L

Type: Former Restaurant & Brewhouse

Construction: Frame

Exterior: Vinyl & Wood Siding

Roof: Asphalt Shingles

Square Footage: 5,036 sq. ft. (Restaurant)
800 sq. ft. (Brewhouse)

Lot Size: 0.44 acres

Year Built: 1890 (Restaurant) • 2025 (Brewhouse)

Heating/Cooling: Gas Forced Hot Air / Central AC

Water/Sewer: Public

Zoning: Trail Rail River

Taxes:

School District: Donegal SD

Township: Marietta Borough

Brewhouse: 392 E. Hazel Ave. Marietta, PA 17547

Built in Spring 2025, 20' x 40', mini split, on demand water heater, loading dock, overhead garage doors, concrete floors, building built above flood plain

Restaurant: 392 E. Front St. Marietta, PA 17547

First Floor

Main Dining Room/Bar, 59'6 x 20'10, LVP, wood walls,
small stage area

Kitchen, 22' x 20', concrete floor, gas, hood

Dish Room, 10' x 9', walk in cooler (12' x 7')

Prep area, 13' x 13'

Dry Storage area, 8' x 10'

Storage area, 7' x 12', access to basement

Men's Restroom (1 stall)

Women's Restroom (2 stalls)

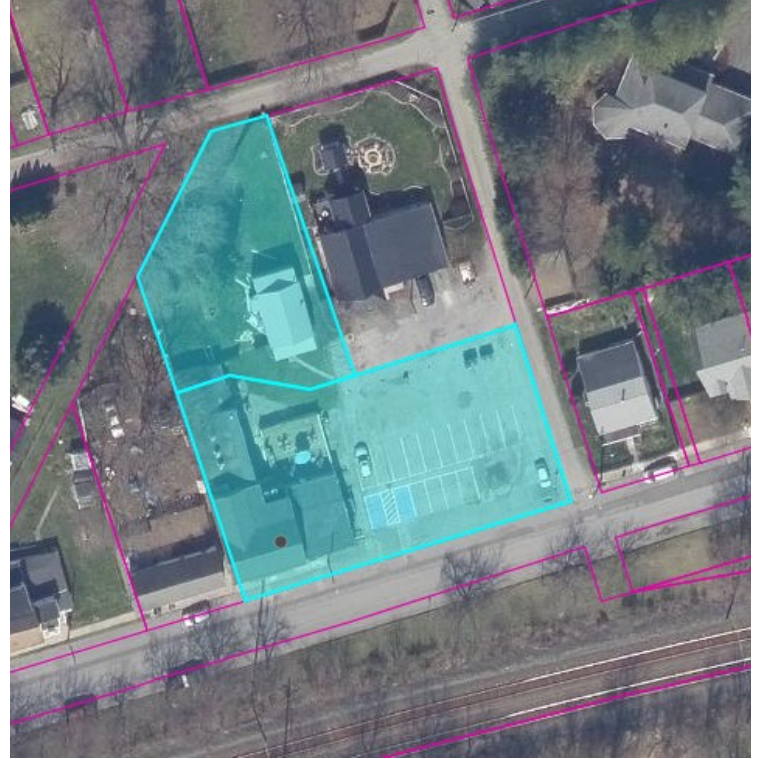
Small living space (potential for rental income)

Second Floor

Half Bathroom, 6'11 x 8'5, walk in closet

Open Space, 32' x 34' (ideal for private parties)

****All Measurements Approximate***



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.