

**For Sale**  
**TURNKEY RESTAURANT**  
Orwigsburg, PA 17961



**2212 Centre Turnpike**  
**“3 C’s Family Restaurant”**  
Orwigsburg, PA 17961

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## Property Features

- Prominent Name & Location
- 50 Years Serving the Community
- 1,200' +/- River Frontage
- 27,000 Cars / Day
- Turn-Key Incl. “R” Liquor License
- Rare Opportunity for Qualified Buyer

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**NAI**Keystone

# For Sale

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## FACT SHEET

### GENERAL DATA

<b>Property Type:</b>	Restaurant & Bar
<b>Address:</b>	2212 Centre Turnpike (State Route 61) Orwigsburg, PA 17961 West Brunswick Township, Schuylkill County
<b>Lot Size:</b>	3.7 Acres
<b>Zoning:</b>	Commercial
<b>Tax ID:</b>	35-15-0029.000
<b>Real Estate Taxes:</b>	\$3,543 (2023)
<b>Flood Hazard:</b>	Per FEMA Map 42107CO582F, effective 5/18/2021, the structure appears to outside the flood hazard areas shown.
<b>Year Built:</b>	1934; recent restroom addition and lobby addition, remodeled many times.

### PROPERTY DATA

<b>Description:</b>	For 50 years 3 C's has served the community. Situated near the Berks-Schuylkill County border, and sandwiched between the Little Schuylkill River and Route 61, 3 C's has been a staple for locals and visitors looking for homestyle breakfasts and belly busting lunches. Opening in 1974, the site has consistently been a favorite among its guests. Owners are looking to retire and this creates a unique opportunity for a new owner to step into success. The business and real estate are being sold "turn-key" which virtually nothing being required in terms of capital improvements or maintenance.
<b>Liquor License:</b>	R15181 LID number 108852 Amusement Permit Sunday Sales Permit No (zero) recorded violations in the last 20-years
<b>Size:</b>	<b>7,800 SF Total</b> including a second floor apartment.
<b>Building:</b>	One and half Story w/ Walk-out Basement. Wood frame with vertical siding and stone exterior. Mix of rubber and shingle roof systems. The main floor has the Restaurant with large deck overlooking the Little Schuylkill River on the rear. The upper floor is a one-bedroom apartment. This can easily be converted to a two-bedroom. The Lower Level had an apartment years ago. Present use is for food storage, maintenance items, tools, etc. and the water chlorination system. No deferred maintenance is noted and the Property appears to be in great condition.



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## ABOUT “3 C’s”

### PROPERTY DATA

<b>Roof:</b>	Mix of asphalt shingle and rubber membrane.
<b>HVAC:</b>	Mix of electric heat-pump (with A/C), oil hot water and electric Mini-split system. The lobby has hot water tubing under the tile floor and provides a comfortable and drying floor for guests.
<b>Water:</b>	(6”) Well on-site, new within the last 5-years. Four 120-gal. fiberglass (glass lined?) tanks provide chlorine retention. Tested monthly. 80-gallon electric hot water heater present.
<b>Sewer:</b>	Public Sewer (Hamburg Sewer Authority) with a recently replaced sewerage pump
<b>Utilities:</b>	Service by PPL, 120/240 volts at 600 Amps, single phase.
<b>Bathrooms:</b>	ADA Bathroom near main lobby, second bathroom near south dining room door. Apartment has a bathroom w/ custom shower enclosure.
<b>Fire / Alarm System:</b>	CATV w/ video backup. Door chimes. Hardwired fire/smoke alarm with strobes. The kitchen has an ANSUL under hood system in place.
<b>Pest Control:</b>	Provided by Jamie Moyer, an outside contractor.
<b>Apartment:</b>	One-Bedroom apartment w/ new galley kitchen in 2020. New bathroom w/ custom glass shower enclosure. Open floor plan. Meter base and system in place if new owner wants it on a separate electric meter (meter base exists). This can be converted to a two-bedroom. Second means of egress via a “emergency escape window” to roof. No ladder from roof provided.
<b>Parking:</b>	75+ surface spaces.
<b>Conveyance:</b>	The real estate will be delivered with a Special Warranty Deed, the personal property via a Bill of Sale and the Liquor License by State approved Transfer (applicant must qualify to hold a PLCB License).
<b>Misc.:</b>	Certificate of Occupancy in place Labor & Industry Certificate #000370067 The grease trap is a two compartment cement tank in the parking lot. Cleaned/emptied by an outside contractor. The flame proof hood filters are on an exchange program whereby the dirty filters are removed and replaced with other. Owner does own one set of filters.



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## INCLUDED FF & E

### KITCHEN:

ProPower Auto Dishwasher w/ SS staging area & drying rack  
3 - Bowl SS Scullery Sink  
(2) 4' x 30" SS Table w/ shelf underneath  
Buscart  
Misc. Pots & Pans, too many to list.  
Misc. Plates, dishes and bowls  
Misc. Glassware  
Misc. Flatware  
Misc. Kitchen utensils  
SS Handwashing sink  
SS deep bowl vegetable prep sink w/ side board  
Ceiling mounted pot & pan rack  
4' Avantco SS counter ht. freezer  
5' x 2' SS Table w/ shelf underneath  
6-Sctions of SS Wire Shelving Units  
#14E SS Broaster w/ hood assembly  
SS Mop Sink  
4' Delfield SS Sandwich Prep Table / refrigerator  
Garland SS Convection Oven  
24" Starmax Griddle  
(6) 3' x 5' Rubbermaid floor mats  
Garland Range w/ Single Oven and Garland Salamander above  
Avenco Deep Fat Fryer  
3' GPG Griddle  
(2) 3' Star Griddles  
2' SS Hood System w/ flame resistant filters and make-up-air system. A second exhaust w/ collection over the dishwasher expels steam and hot air of the inside line.  
12" Merkel Slicer  
Magic Chef single door counter height refrigerator  
4 - Door reach-in cooler w/ compressors in basement  
5' SS Sandwich Prep table / refrigerator  
APW belt-drive Toaster  
3 Microwaves  
Two bain-marie warmers  
48" SS Equipment stand  
24" Regency SS Equipment stand  
(2) 6' SS Equipment stands  
Dbl. SS 12" shelves across center Line with Heat Lamps  
4' SS Table w/ shelf underneath  
ANSUL Fire System (inspected)  
SS Knife rack  
(3) 3-Shelf SS Shelf systems  
4' TRUE Sandwich Prep table / refrigerator  
3' x 12" SS wire rack w/ shelves  
Electric Waffle iron  
12" x 30" Deep SS Table w/ shelf

### OUTSIDE:

Tables, chairs and umbrellas to seat 24 guests on the Deck area

### FRONT OF HOUSE:

2 Flat screen TV's  
8'6" x 30" SS Counters w/ undercounter storage together with coffee power  
SS Hand sink  
6' Avantco 3-door reach-in under counter refrigerator  
5' 3-Bowl SS Glass washing sink  
Owned by Pepsi - 20" SS Ice Bin  
Owned by Pepsi - 30" Ice Bin and Soft Drink station  
30' L x 30" deep Breakfast Bar "hard rock maple"  
Manitowoc Ice Machine w/ bin  
Glass door reach in Dessert Cooler  
REZKU Point of Sale System, 3-Stations + Main  
10 Upholstered Booths / Banquettes (extra fabric also avail.)  
7 four-person wood laminate booths  
37 Metal frame chairs  
10 Tables w/ metal bases  
4' Waitress station  
One double pot soup dispenser/heater  
10' single side hot Buffet Table w/ sneeze guard, 7-Bays, connected directly to the Hot Water system and drain.  
4 Bar stools  
Dividing wall on wheels  
6' 4-drawer Chest  
Technics Stereo w / speakers throughout  
4' 2-Door Counter ht. reach-n refrigerator w/ shelving units above. The compressors are in the basement.

### BASEMENT:

Walk-In Cooler 10' x 5' x 7' 6" High  
Walk0in Freezer 10' x 5' x 7' 6" High  
Avanco Potato Slicer  
8' SS Counter w/ shelf underneath  
Washer & dryer  
Misc. Decorations  
8' Chest style reach-in Ice Cream Freezer  
Upright reach-in freezer (white)  
24" upright reach-in, glass front cooler  
New Well Pressure Tank  
New fiberglass chlorine retention tanks (four 20-gallon)

### MISC.:

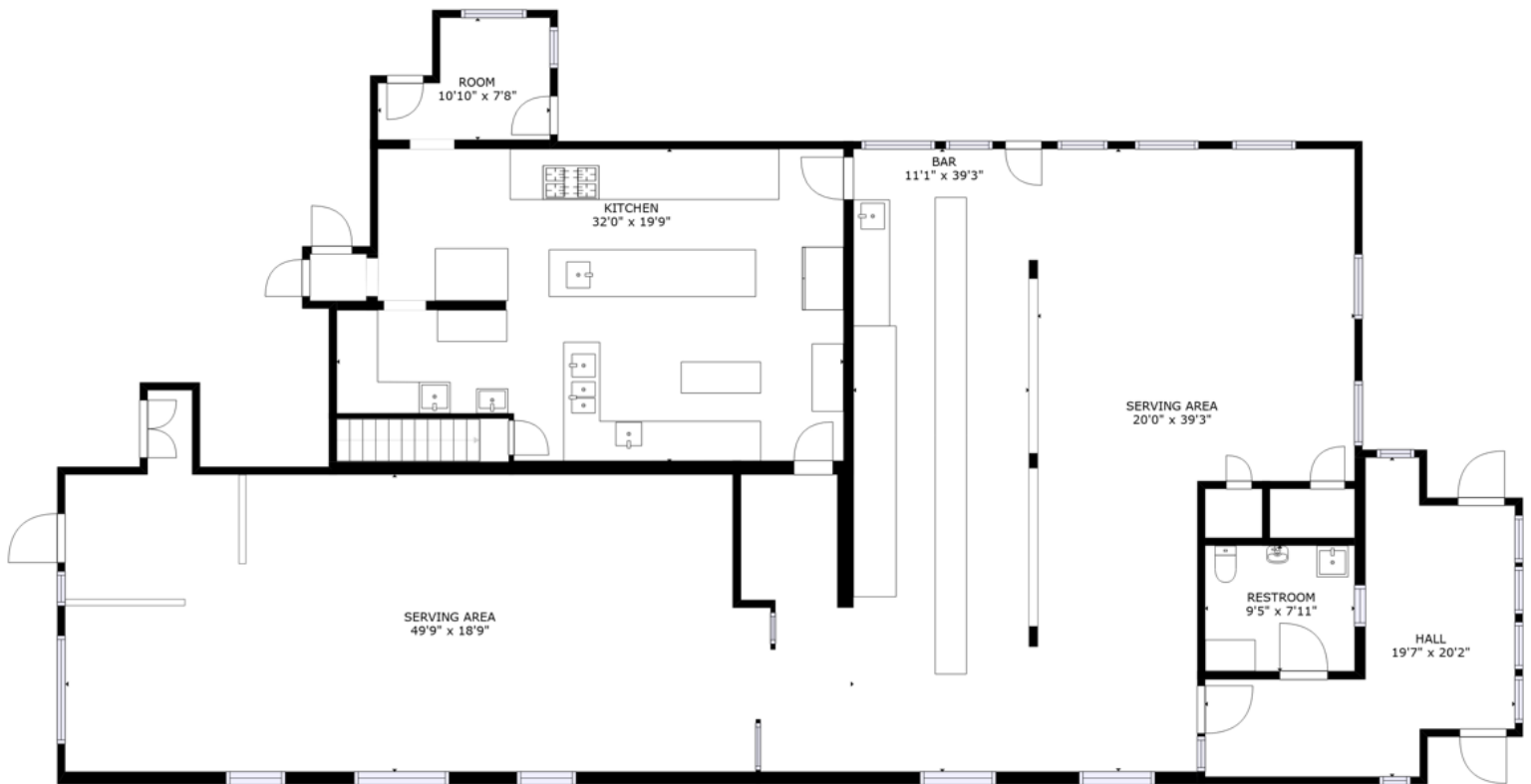
Digital Signs, one double face, one single face. With a new set of letters  
Two chamber Grease Trap  
8 like-new Co2 Tanks



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# FLOOR PLAN



Upstairs Apartment and Basement Not Shown

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PHOTOS



Waterfront!



Ample, Parking Lots

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PHOTOS



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## WATERFRONT PHOTOS





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## DINING ROOM PHOTOS



Main Dining Room



Counter / Bar Area

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## KITCHEN PHOTOS



Main Line, Expertly Equipped



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**AERIAL**

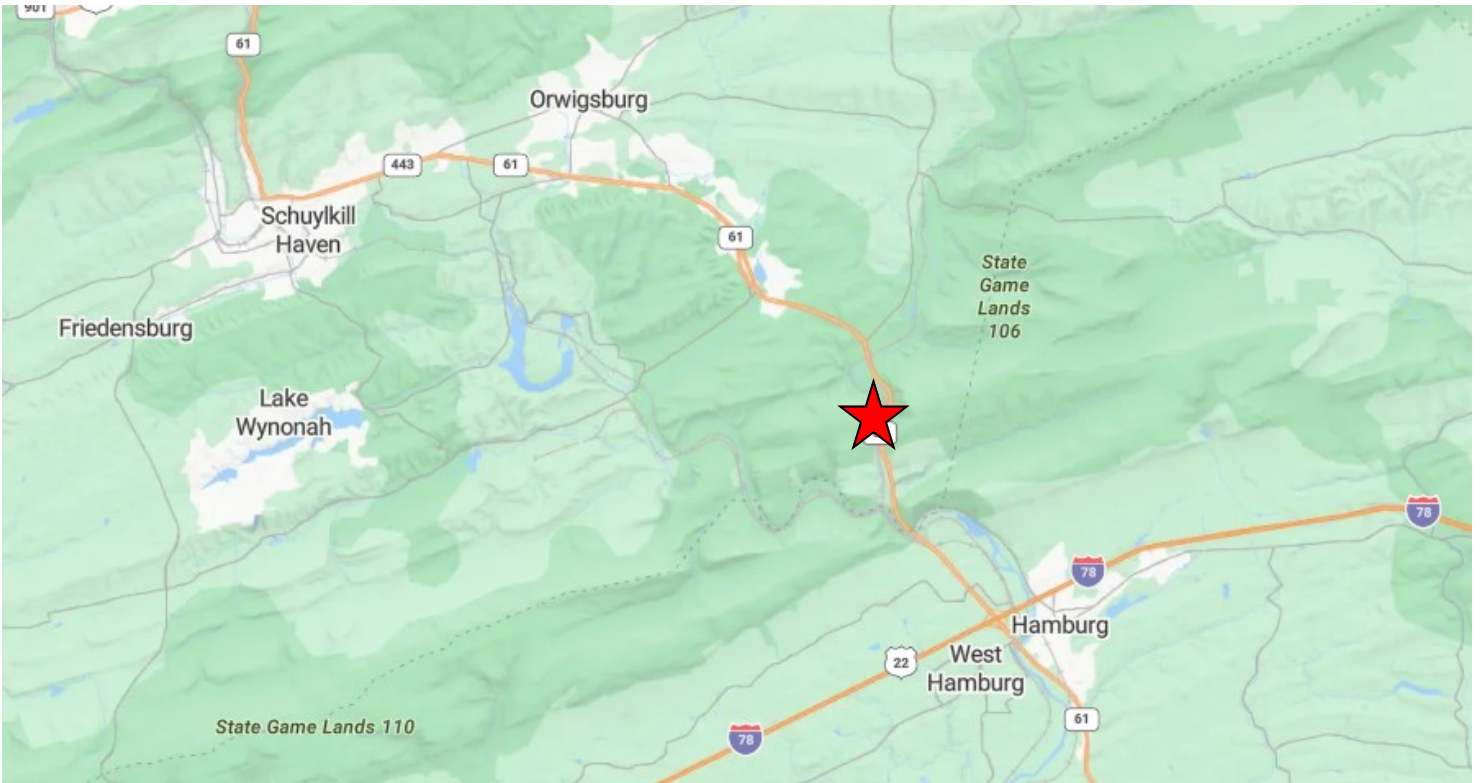


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## LOCATION



Fronting both busy Route 61  
(27,000 cars / day) and the  
soothing trickling waters of  
the Little Schuylkill River

