

RETAIL PROPERTY  
**FOR SALE**

**2650 EASTERN BOULEVARD**  
EAST YORK, PA 17402



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 1015 Mumma Road  
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**NAICIR**

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# 2650 EASTERN BOULEVARD

## PROPERTY DETAILS

# FOR SALE

## \$1,500,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,500,000
<b>Lot Size</b>	1.3 Acres
<b>Building Size</b>	5,518 SF

### PROPERTY SUMMARY

<b>Address</b>	2650 Eastern Boulevard East York, PA 17402
<b>Municipality</b>	Springettsbury Township
<b>County</b>	York County
<b>Tax Parcel #</b>	46-000-28-0041-L0-00000
<b>Taxes</b>	\$20,804.60
<b>Year Built</b>	1982
<b>Year Last Renovated</b>	2024

### LOCATION DESCRIPTION

Located in East York, easily accessible from Route 30 and Interstate 83. Property is surrounded by national retailers and large residential neighborhoods.

### PROPERTY DESCRIPTION

Acquire a turnkey 5,518 SF retail establishment that includes FF&E with the option to purchase a York County R-liquor license at an additional cost of \$450,000. Currently operating as a nightclub, the possibilities are endless. Buyer has opportunity to continue operating as Ripped Rabbit or convert to a full service restaurant. The floor plan offers a unique layout of indoor and outdoor space designed for dining, entertainment, and two (2) bars for service. Remodeled bathrooms, sound system, and dining area, the space is truly turnkey for the new owner.



### PROPERTY HIGHLIGHTS

- 5,518 SF turnkey retail establishment
- York County R-Liquor license available for an additional \$450,000
- Opportunity for a full-service restaurant
- Outdoor seating and entertainment area

### BUILDING INFORMATION

<b># of Floors</b>	One (1)
<b>Restrooms</b>	Three (3)
<b>Roof</b>	Rubber
<b>Floor Type</b>	Tile, concrete & VPL
<b>Parking</b>	81 spaces

### UTILITIES & ZONING

<b>Zoning</b>	Mixed-Use
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	Heat
<b>Electric</b>	600 amp
<b>HVAC</b>	Central Air

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ADDITIONAL PHOTOS

# FOR SALE

\$1,500,000



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# 2650 EASTERN BOULEVARD

RETAIL MAP

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\$1,500,000



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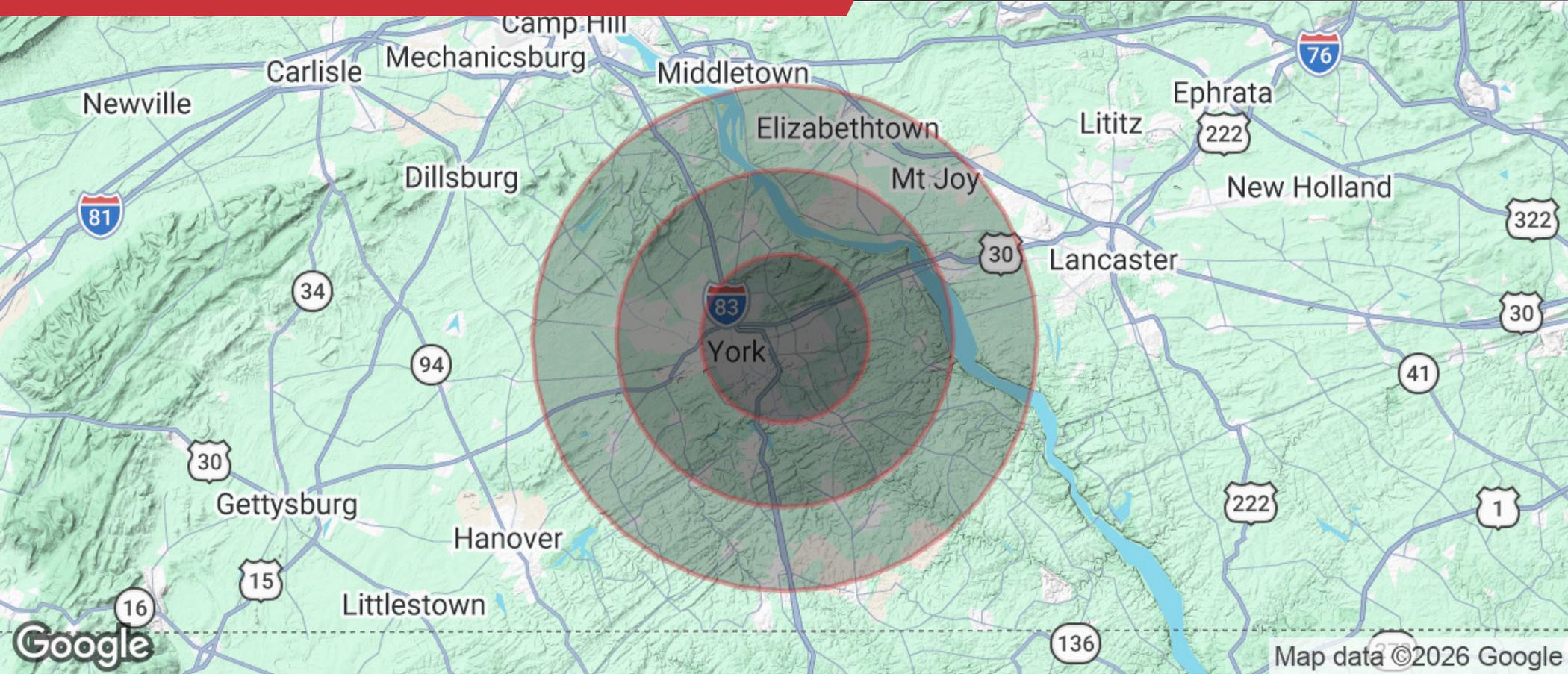
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# 2650 EASTERN BOULEVARD

## DEMOGRAPHICS

# FOR SALE

## \$1,500,000



### POPULATION

5 MILES	10 MILES	15 MILES
136,848	294,354	431,332



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
52,949	114,352	168,145



### INCOME

5 MILES	10 MILES	15 MILES
\$89,111	\$97,197	\$100,176

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