

FOR SALE

RESTAURANT/PUB WITH LIQUOR LICENSE

The Wycombe House

1073 MILL CREEK ROAD, GEORGE SCHOOL, PA 18940



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ASKING PRICE

\$1,999,990



For over 100 years the Wycombe House has been a Dining and Gathering place for the community.



- Restaurant and Outdoor dining can accommodate up to 153 patrons
- Al Fresco dining area with a fire pit and bar
- Paved parking with 62 spaces
- 3 Bathrooms on 1st floor include 1 handicapped accessible
- 2 Handicapped accessible bathrooms on the 2nd
- Multi-zone HVAC system
- New roof and parking lot newly paved in 2022
- Impressive demographic household income 5 mile radius of \$175,000 per household.
- Restaurant and pub enjoyed a century of success and a warm reputation
- The liquor license allows for 52 off-site catering usages per year
- All equipment included is within 1 and a half years with only one year of usage
- Entire building was completely renovated in 2022 and is updated to current codes and ready for occupancy

SQUARE FOOTAGE: 5,197

ZONING: RESTAURANT/PUB

ACRES: 1.58

BUILT: 1902 RENOVATED: 2022

PROPERTY TAXES - \$9,800

SIGNAGE & SECURITY SYSTEM

Ralph Rizziello, Senior Director

Direct: (609) 638-1410 Office: (856) 316-1100



COMMERCIALSM

513 S Lenola Rd S, Moorestown, NJ 08057

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