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Union Square Dr #400

New Hope, PA 18938

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to change in price, conditions, errors, omissions, prior sale or rental, or withdraw without notice.

Premier location in historic downtown New Hope Borough, this combination restaurant/brewery space has been a major attraction for locals and the many tourists that flock to town for over two decades. This location is the anchor of the Union Square complex, featuring exposed brick and steel and rustic wood beams combined with modern architectural accents. The largest parking option in town, it is almost always the first choice of anyone planning a trip to New Hope.



Steeped in local history, the former factory buildings were redeveloped in the early 2000's into a mixed use commercial complex featuring restaurants, offices, and the Children's Museum of Bucks County. Over 117,000 SF of leased space in all, with ample parking, Union Square is a major destination in town.

FEATURING

Approved for 230 Indoor Dining Seats

70+ Outdoor Patio Seats

Full PA "R" Liquor License + PA Brewery License w/ Sunday Sales Permit

Fully equipped 10 Barrel Brew House

6 Fermenters, Direct Lines to Bar (no kegs)

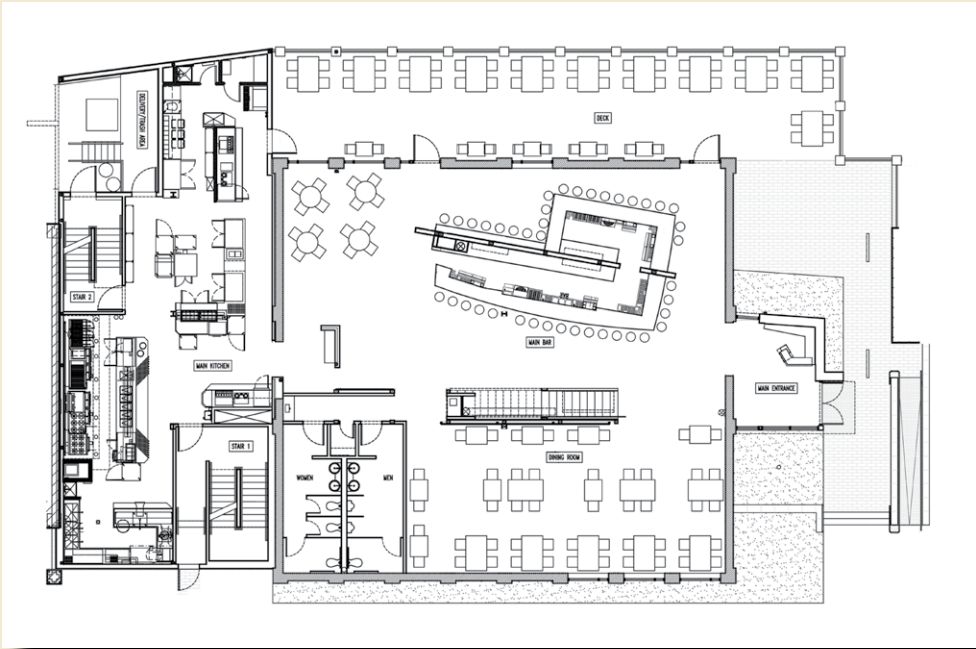
3 Dining Rooms, 40+ seat Bar



2 Full Kitchens, Over 2,000 SF of Food Prep

430 Parking Spaces (Paid Public Parking)

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1st Floor

Primary Dining Room

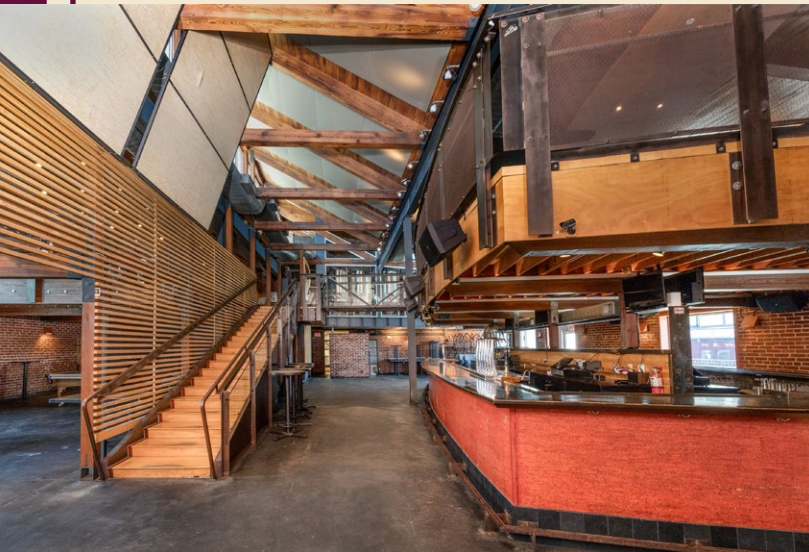
Double Sided Bar
w/ 3 tap stations

Live music area

Large patio

18' Ceiling

Exposed Brick
& Antique Beams



2nd Floor

Aux Dining Rooms

Brewhouse

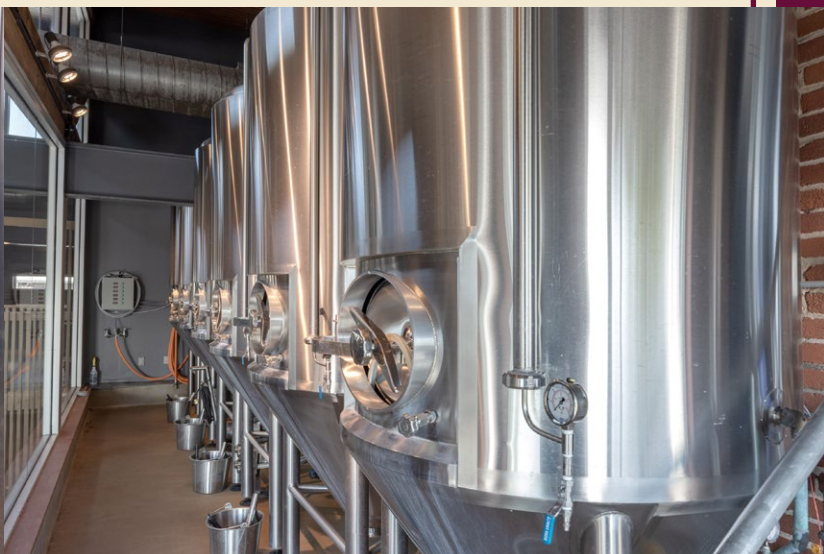
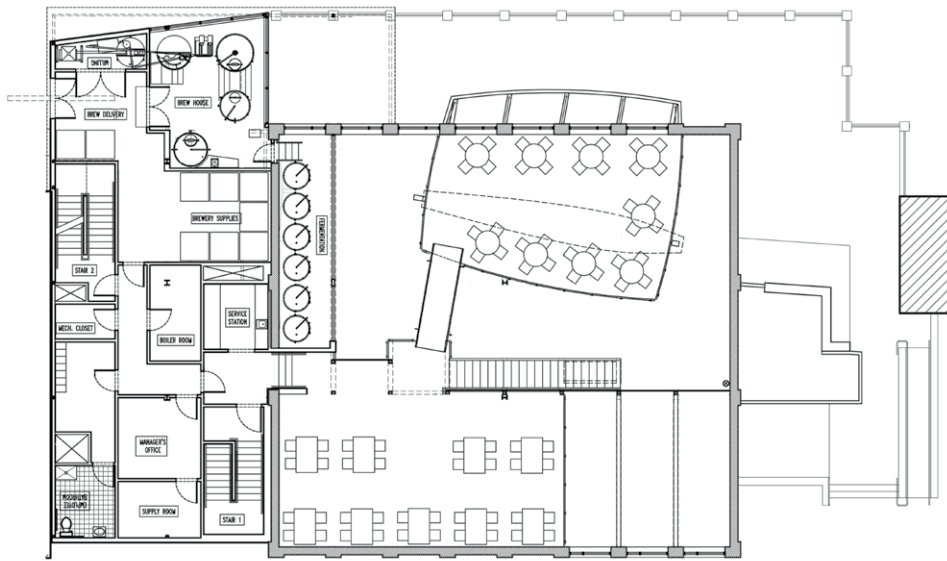
Fermenter Display

Grain Milling Room

Manager's Office

Supply Rooms

Delivery Door w/ Hoist



Primary Kitchen

Main Floor

1,700+ SF

20' Line Under Hood/ANSUL

Large Dishwasher Area

Coffee/Soda Station

Ample Sous Chef/Prep Area



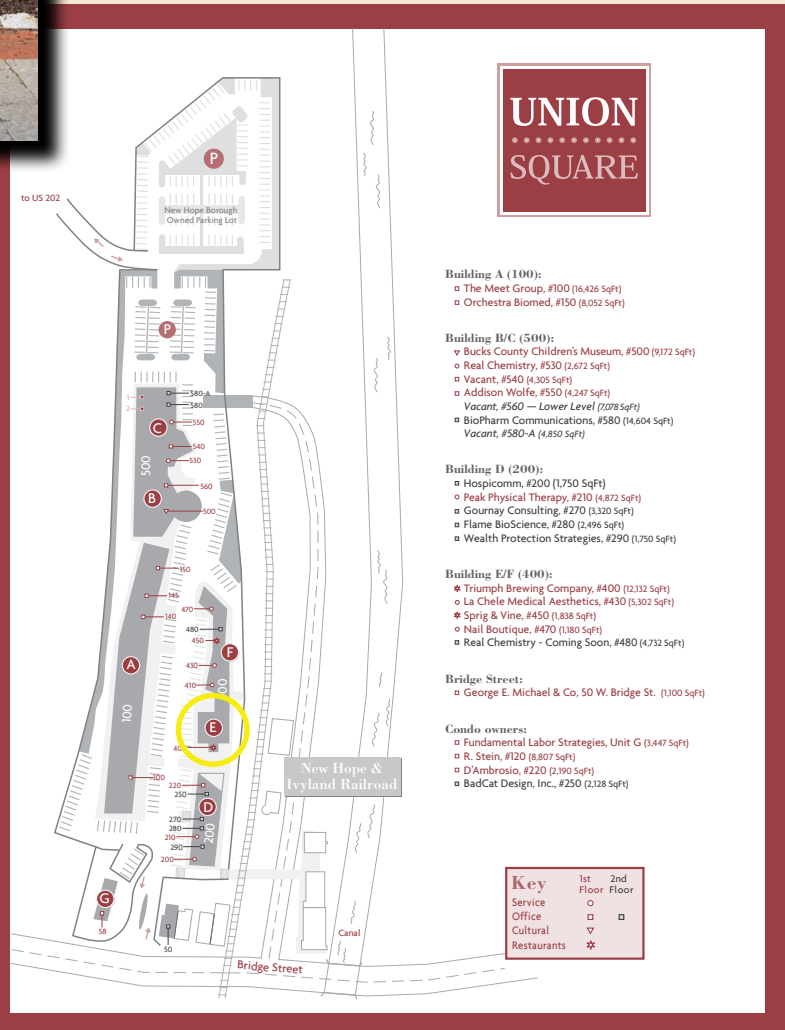
Secondary Kitchen

Lower Level

380+ SF

12' Line Under Hood/ANSUL

Walk-in Fridge/Freezer



INCLUSIONS

- Assumption of existing Lease with 7 years remaining
- Purchase of PA Liquor License (\$400,000) and Existing Fit-Out, FF&E and major mechanical improvements (\$550,000)

EXCLUSIONS

- Prior business' name, brand, and intellectual property (including, without limitation, the trade names "Triumph", "Triumph Brewing Company" and the like)
- Any accounts receivable of the owner, and any cash maintained by the owner

Sale of remaining, unopened liquor inventory TBD

RECENT MAJOR IMPROVEMENTS

Total: \$513,040

- | | |
|--|---|
| -Russel Refrigeration Walk-in Cooler Evaporators and Rooftop Condensers
(Replaced 2025)
\$57,150 | |
| -G&D (Fermentation) Glycol Chiller
(Replaced 2024)
\$28,510 | -Bradford White Tankless Hot Water Heaters
(Replaced 2024)
\$32,692 |
| -Weil McLain Steam Boiler
(Sections, Condensate Tank, Pumps, Burner, Heat Exchanger all replaced 2022/23)
\$68,680 | |
| -Tri-State McQuay Rooftop AC/Air Handler
(Replaced 2024)
\$258,252 | -Hood Fan Exhaust (Main Kitchen)
(Replaced 2026)
\$28,000 |
| -Hoshizaki Ice Machine and Condensing Unit
(Replaced 2024)
\$20,256 | -Johnson Controls HVAC Computer
(Replaced 2025)
\$19,800 |

FF&E

Brewhouse Equipment

NSI Newlands Mash Tun, Hot Liquor Tank, Cold Tank, Fermenters (6), Storage Tanks (12)

Grain Mill & Cable-vey Grain conveyor system

G&D Glycol Chiller (new)

Alfa Laval heat exchanger (new)

Spare parts, fittings, hoses

Pallet Jack

2 Ton Chain Hoist

Kitchen Equipment

8 Burner Southbend Grill

4' Refrigerated Table (3)

4' Heated Table

3 Burner Vulcan Flat Top

Hoshizaki Free Standing Fridge

Bunn Coffee Machine

Vulcan Broiler

Termac Dishwasher (Leased)

Avantco Panini Press

6 Burner Vulcan Grill (2)

Southbend Oven (2)

Basket Fryer (Small)

Chefmate Slicer

6' Rack Fridge

Hoshizaki Ice Machine

Doyon Mixer (Table Top)

6 Burner Vulcan Grill

3' Cleavland Flat Top

Hobart Slicer

Vackpack Sealer

Kitchenaid Mixer (Table Top)

Nitrogen and Bulk CO2 Tanks (Leased)

Music Equipment

JBL Speakers (Wall Mounted, House Music): 22

JBL PA System (Floor Wedges & Audience Speakers), 24 Channel Mixer, Crown Amplifiers in Rack

House Music Mixer

Tables

2 Tops: 15

4 Tops: 18

Patio 4 Tops: 18

Patio Chairs: 70

Umbrella Bases: 17

High 2 Tops: 12

6 Top (Round): 1

Pool Table

Flatscreen TVs

LG 54"

Vizio 32" (4)

Sharp 60"

Misc

Point of Sale Equipment

Portable Heaters: 3

Stationary metal wire racks: 21

Rolling metal racks: 7

Food tray racks: 5

Trash Compactor

Safe in Manager's Office

Assorted glassware, plates, dishes, trays, silverware too numerous to specify

All other items visible during showings except anything branded with the name Triumph and/or its logo, the signage on the exterior of the building, and the Dixie brand canning/crowler machine