



The Steve Darlington Team

6319 Lower York Rd
New Hope, PA 18938
Office: 215-862-3385
Cell: 215-317-5565

steve.darlington@foxroach.com
jesse.darlington@foxroach.com



6123 Lower York Rd
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.

A longstanding attraction to both local and tourist patrons, this unique property features a 11,000 + SF main complex featuring a full service restaurant and bar with a seating capacity of 150 plus an event/performance venue with an additional capacity of 250.



Steeped in local history, the converted barn (the main dining room) offers unique exposed beams and is vibrantly decorated to reflect the local history of the artist colony of New Hope.

FEATURING

Bucks County Tax Map
Parcel # 41-022-019-001

Restaurant/Tavern and
Music/Event venue

In business 30+ years

5.1 Acres

Ample parking lots in excess of 100 spaces

Highway location with 16,000 Avg Daily traffic

2 Driveway Entrances/Exits

629+' of frontage on US Route 202



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.

RESTAURANT

The high ceilings and open plan of the main barn dining room offer a flexible layout and is open to both drop in guests and private events from 20-100 guests. Rehearsal dinners and showers are popular, as well as wine tasting events.

Currently set up with a combination of 2 and 4 tops with 42 seats on the upstairs level and 46 seats on the first floor (excluding bar seats).



BAR

38' linear bar space w/ bar seating
for ~12 plus high top tables

8 beer taps

4 Stainless steel service sinks

3 bay sink

Reach in coolers

Side by side glass door refrigerator

Clover POS system



Restaurant liquor license #R18135

w/ Amusement permit, Extended Hours
Food permit, Sunday Sales permit, and
Wine Expanded permit to sell PA
wines





“President’s Room”

Bonus/party room

Seating for 40-50

Atage area w/ 12’ ceiling and dedicated lighting



“The Green Room”

Lounge/backstage area
w/ make up table, private
powder room, and quick
access to the President’s
Room or the main perfor-
mance venue.

Event Hall/ Concert Venue

84 Stadium style seats plus
57 tables w/ chairs (2 and 4 tops)

Elevated 24' x 15' stage encircled
with lighting rack

'Control booth' area with audio,
lighting, and video controls

Bar service area w/ POS system





Residence

3 Bedroom detached dwelling

Previously a passive income rental, this building could serve as staff housing, or possibly guest rooms

