

For Sale

Canal Street Pub, Restaurant & Event Space



535 Canal Street  
Reading, PA 19602

- Turn-Key Pub, Restaurant & Event Space Available Immediately
- “R”-Liquor License Included
- Seats 250 +
- Popular for Events, Weddings, and Meetings
- Great Reputation
- First Time Offered For Sale
- Expertly Equipped Kitchen!

For more information, contact  
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For Sale

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Data Sheet

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GENERAL DATA	520 Willow Street (1 of 6 Condominium Units)
<b>Property Type:</b>	Multi Tenant Commercial Building / Condominium
<b>Lot Size:</b>	0.877 Acre
<b>Parcel / PIN#:</b>	015 3064 28 86 3606 CO2
<b>Zoning:</b>	RR - Riverfront Redevelopment Overlay District See <a href="http://www.readingpa.gov/content/zoning-ordinance">www.readingpa.gov/content/zoning-ordinance</a> for details
<b>Year Built:</b>	1905, Renovated in 2019
<b>Size (SF):</b>	Overall Building is 93,968 <b>Condominium #3 (SUBJECT) is estimated to be 12,703 SF in size.</b> 11,409 SF is on the main floor and 1,294 SF storage space in the basement. The SUBJECT condominium accounts for 18% percent interest appurtenant to each unit.
<b>Common Areas:</b>	Include the passenger elevator lobby, portions of the basement for HVAC, mechanical systems, access to the freight elevator and dock as well as the fenced area over the top of the cooler / freezer.
<b>Overall Floor Sizes:</b>	1st Floor - 5,321 SF - net of Pub 2nd Floor - 18,936 SF 3rd Floor - 18,936 SF 4th Floor - 18,936 SF of which 4,013 SF is used as storage space, not suitable for occupancy. Basement - 17,918 SF
<b>Number of restrooms:</b>	Large Men's and Ladies Room
<b>Sprinkler System:</b>	100% Sprinklered (wet).
<b>HVAC:</b>	Six (6) zone natural gas forced air furnaces with air conditioning. Ages run from 1996 to 2017.
<b>Water / Sewer:</b>	Public via Reading Water and Sewer Authority. Service is sub metered from the common service to the building. Hot water is via two (2) hi-efficiency Tankless Water Heaters.
<b>Ceiling Height:</b>	Main Floor is 12' 6" to deck Basement is 9' to deck
<b>Electric:</b>	400 Amp 120/240 volt service provided by Met Ed. This is separately metered.
<b>Gas:</b>	Service by UGI Energy Services. Separately Metered.



GENERAL DATA	520 Willow Street (1 of 6 Condominium Units)
<b>Parking:</b>	Shared surface spaces. 34+ on the lot. Additional parking between the Subject Building and the 7-Story building across from it. This is by a license agreement.
<b>Misc.:</b>	A grease trap is provided.
<b>Truck Access:</b>	One Truck Dock that feeds into the Kitchen and Freight Elevator; A "Bilco" door allows access to the basement.
<b>Elevators:</b>	One Passenger 2,500 Lb. 6'8" x 4'3" x 8' H, runs 5-stops. One Freight elevator, 3,000 Lb. 5' x 7'3" x 8' runs basement to roof access.
<b>Items Included:</b>	See broker for list of furniture, fixtures, kitchen equipment and details on the "R" Liquor License that are included in this sale.



Main Bar in Pub Area



Canal Street Pub, Restaurant & Event Space

535 Canal Street Photos



West Elevation



South West Corner



Main Dining Room

Pub Seating Area





# Canal Street Pub, Restaurant & Event Space

# 535 Canal Street Photos



Main Lobby



Bar in Dining Room

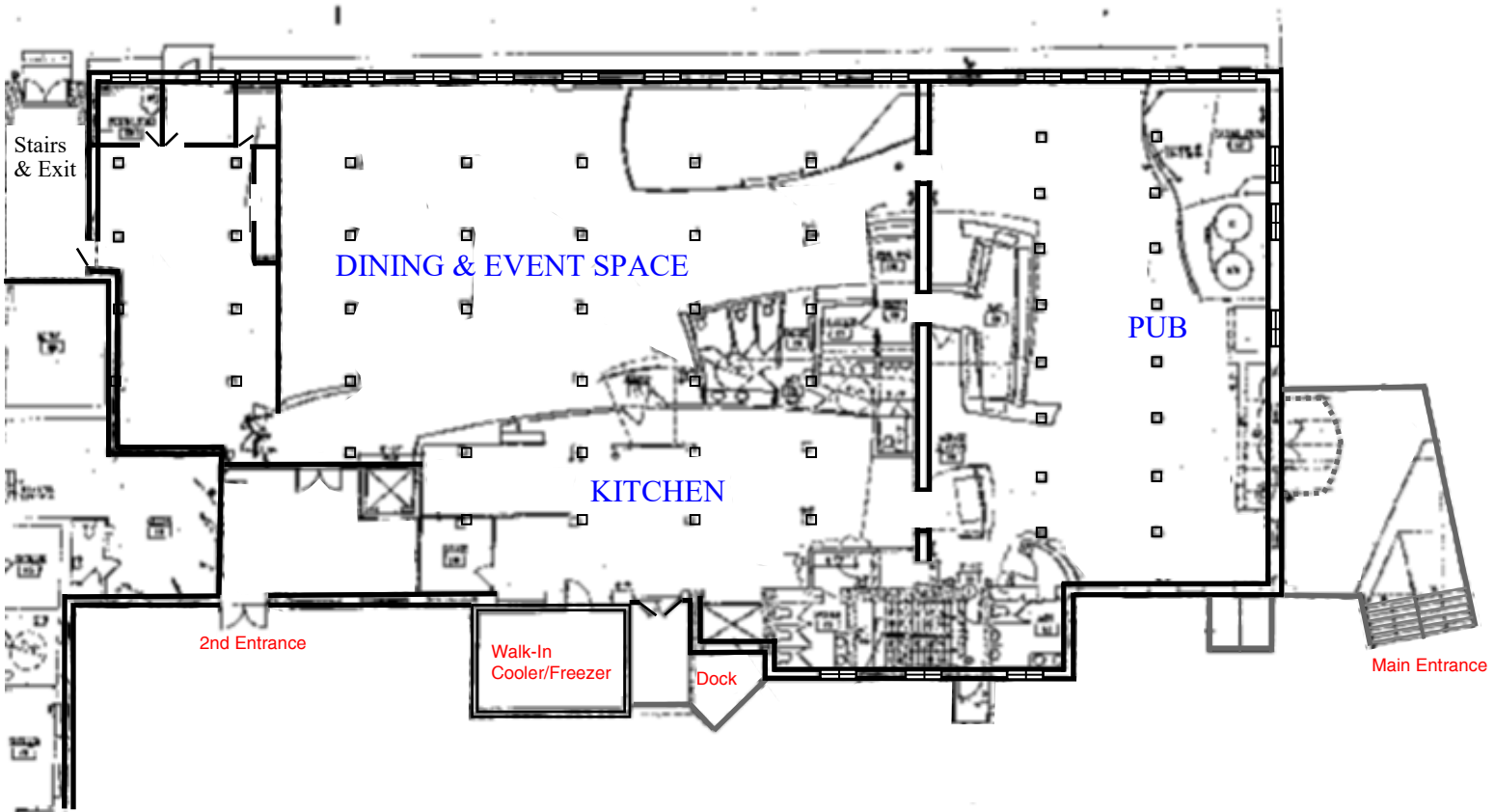




Canal Street Pub, Restaurant & Event Space

535 Canal Street Kitchen Photos





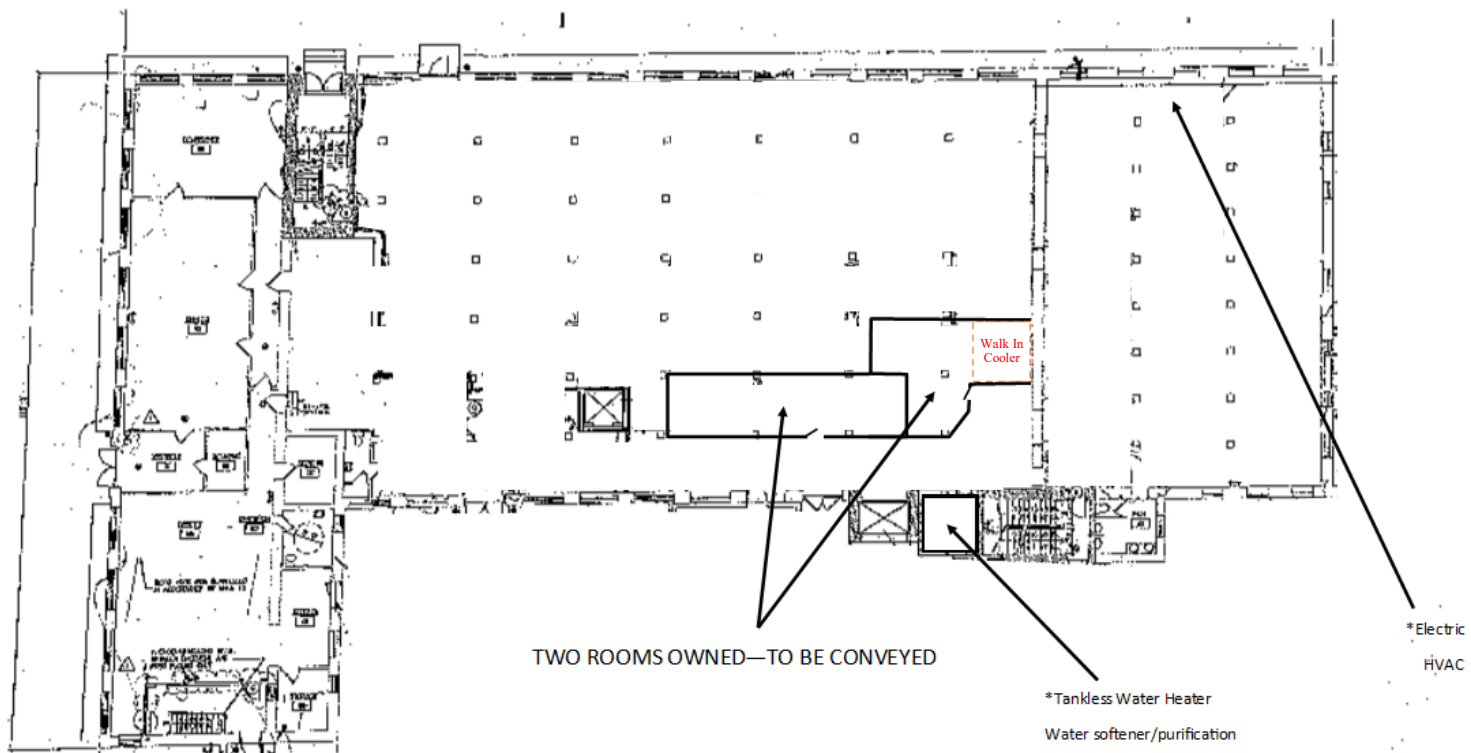
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# FLOOR PLAN Basement

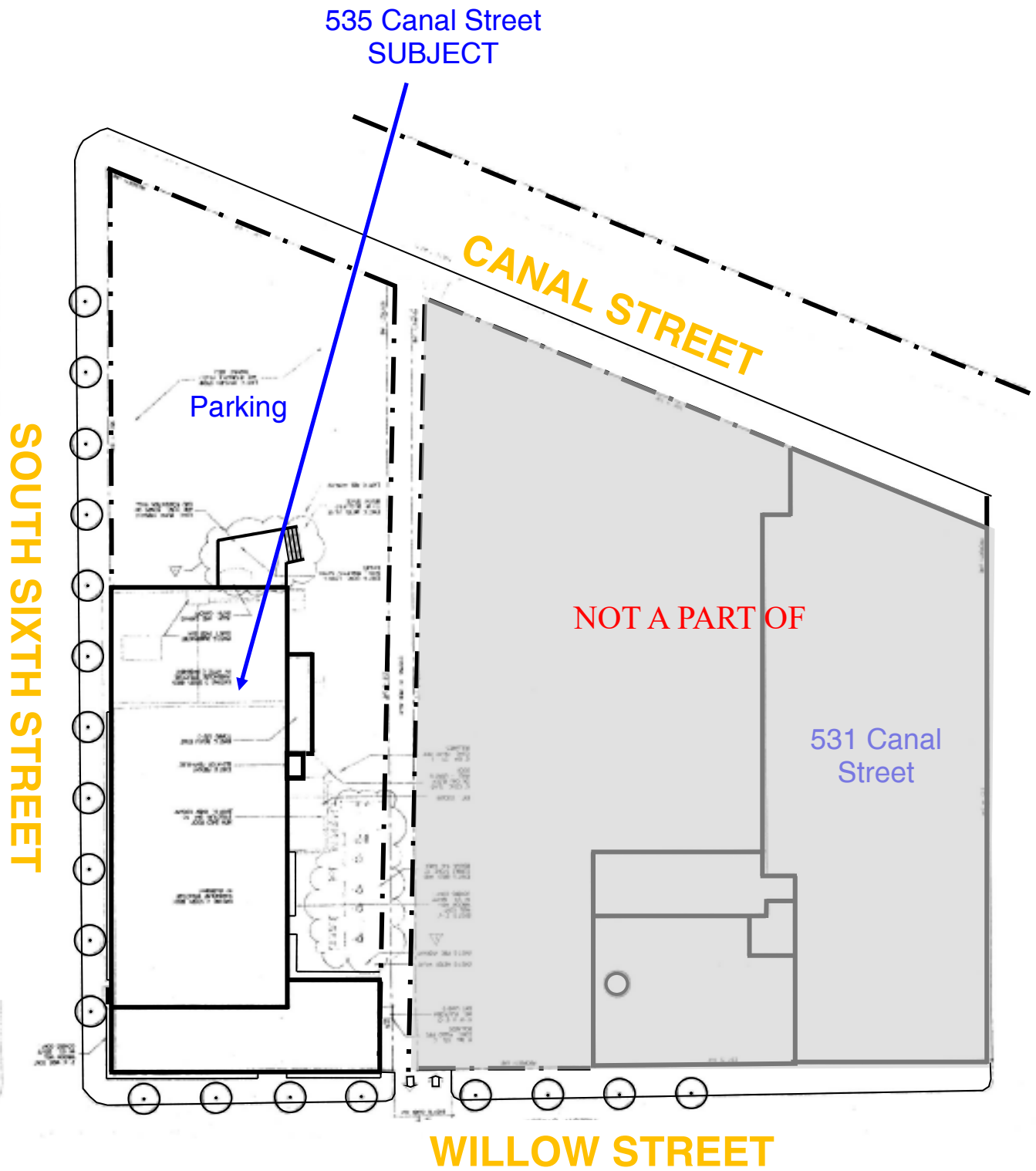
535 Canal Street

BASEMENT FLOOR PLAN

\* Mechanicals are located in the Common Area







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AERIAL





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## LOCATION MAP



- One Minute to Bingaman Street Bridge / Route 422
- 6 Blocks to Penn Street (Downtown Reading) which includes the Sovereign Center
- 5 minutes to Route 222
- Easy highway access provides accessibility within minutes to Berk's County leading employers.



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