

Berky's Pizza & Ice Cream

Buyer Information Sheet

Property Address:

2003 Oneida Valley Rd


Chicora, PA 16025

A well-established local favorite offering pizza, ice cream, and casual dining in a high-visibility location with strong community support. This turnkey business includes equipment, systems, and operational infrastructure ready for a new owner to step in and continue operations.

Health & Compliance

Business has never failed a health department inspection

Health Inspector: Tony

 717-319-8458

Monthly Operating Expenses

Armstrong (Cable/Internet): ~\$130/month

Electric (Central Electric):

~\$345/month without ice cream machine running

~\$515/month with ice cream machine running

Water Testing (Book & Proch): \$125

POS System (Redstone): \$125/month

Heating Oil (Reed Oil): Fill approximately every 2–3 months

Equipment Included in Sale

All appliances and operational equipment convey with the business unless otherwise noted.

Kitchen Equipment

Commercial floor mixer

Almost brand new soft serve ice cream machine

2-basket deep fryer

Six-burner stove with griddle and two ovens

Pizza ovens

2 refrigerators

Chest freezer

Ice cream condiment cooler

Blenders

Food warmers

Microwave

All prep materials and kitchen tools

Vendor-Owned Equipment

Hershey Ice Cream

Owens and services ice cream coolers

Delivers ice cream products each season

Marburger Dairy

Refrigerator owned and maintained by Marburger

Security System

8-camera security system installed and operational

Additional Property Features

Building and parking lot maintained by property owner

Additional storage shed full of miscellaneous items that will convey with the sale

Summary

Berky's Pizza & Ice Cream offers a turnkey opportunity with equipment, vendor relationships, and operational systems already in place. The business has maintained excellent health department standing and serves as a beloved stop for both locals and seasonal visitors.