



FOR SALE

OPERATING RESTURANT w/ REAL ESTATE

CHESTER COUNTY, PA



58 S. 3RD STREET | OXFORD, PA 19363

Property HIGHLIGHTS

- Turn-Key Business and Real Estate Sale
 - Priced Below Appraised Value
 - Established Restaurant and Banquet Hall
 - +/- 25-Year Operational History
 - 200-Person Seating (50 Restaurant / 150 Banquet Hall)
 - Located in Pending New Mixed-Use Development Corridor
 - Local Favorite With Loyal Following
 - 7,200 SF Building With Attic and Potential Expansion
 - Fully Fixtured Kitchen With Multiple Hoods
 - Center of Borough on Main Corridor
 - Adjacent Public Parking Facility and Ample On-Street Parking
 - Real Estate, Business, and All Furniture, Fixtures, and Equipment Included
-

SALE PRICE: \$1,660,000



Property PHOTOS



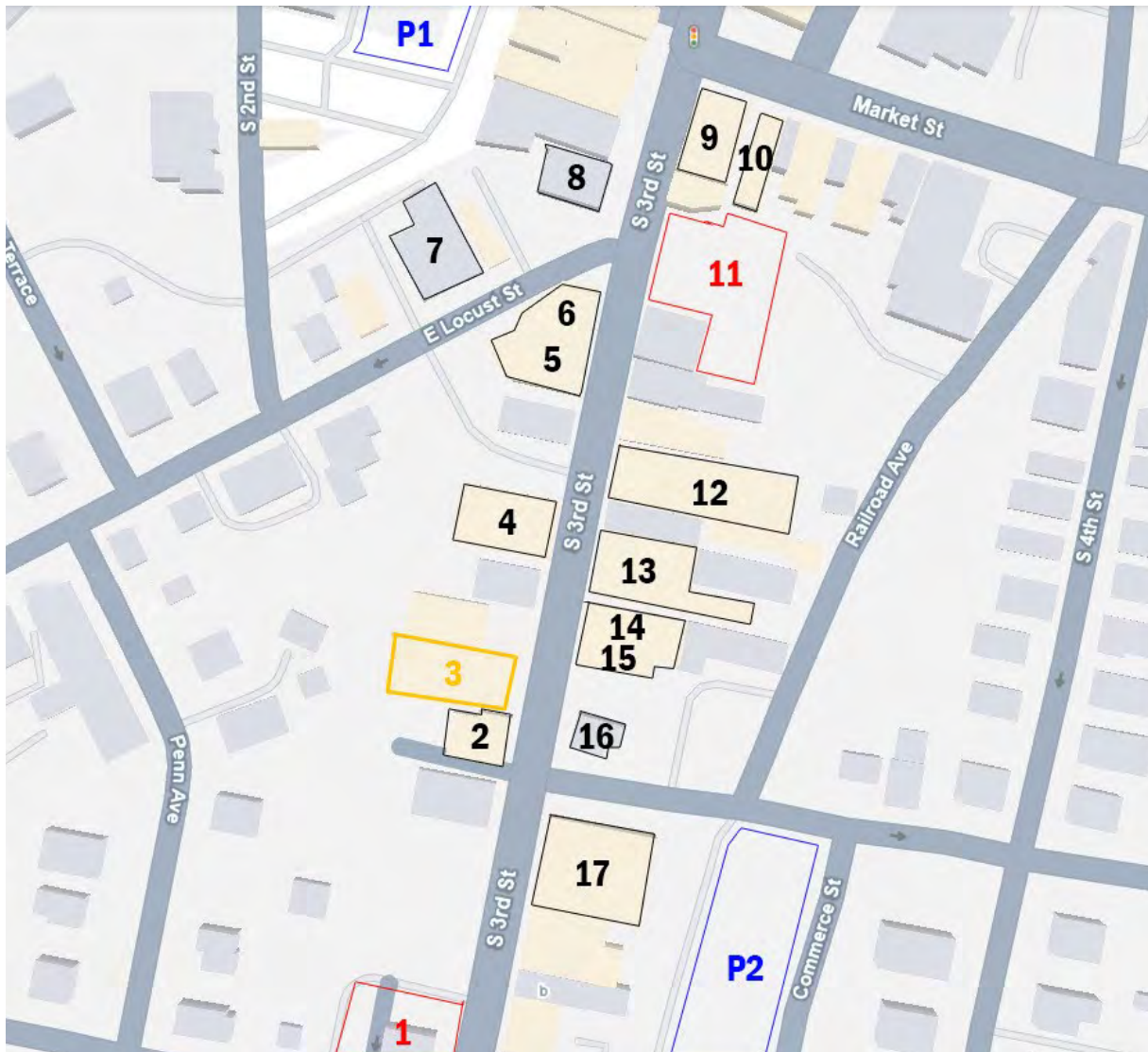
Property **OVERVIEW MAP**



Regional **AERIAL MAP**



Town Center AERIAL MAP



1—Pending Mixed-Use Residential/
Retail Redevelopment Site

2—Don Rollo's

3—Property Site

4—NEFF Physical Therapy

5—Lamb McErlane Attorneys

6—Presence Bank

7—U.S. Post Office

8—Edward Jones

9—Octoraro Tavern

10—SawMill Grill

11—"Kings Cross" Redevelopment
Site Mixed-Use Project 40+ Apart-
ments w/ Retail and 350 Seat The-
ater

11—Dubarry of Ireland

12—Wholly Grounds

13—Lola's Lots of Love Apparel

14—Jackson and Haines

15—D'Amico Law

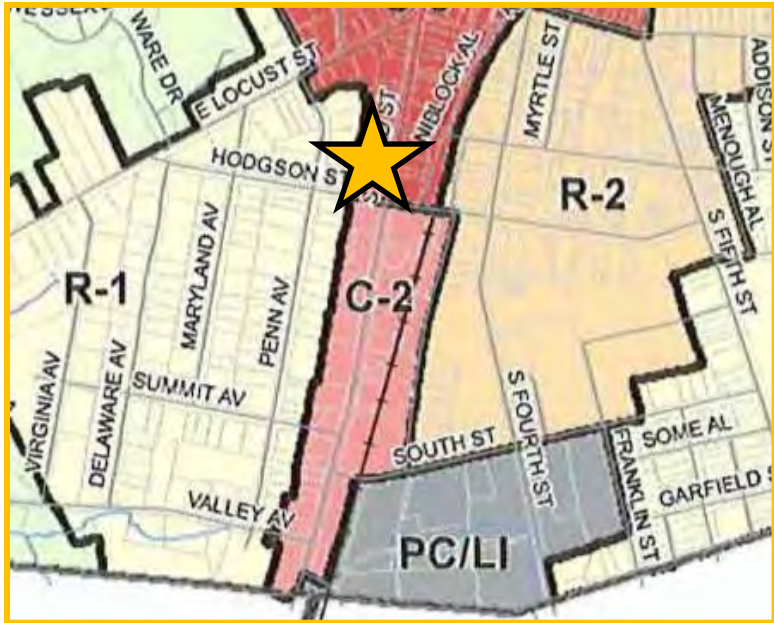
16—NAPA Auto Parts

P1—Public Parking 266 Cars

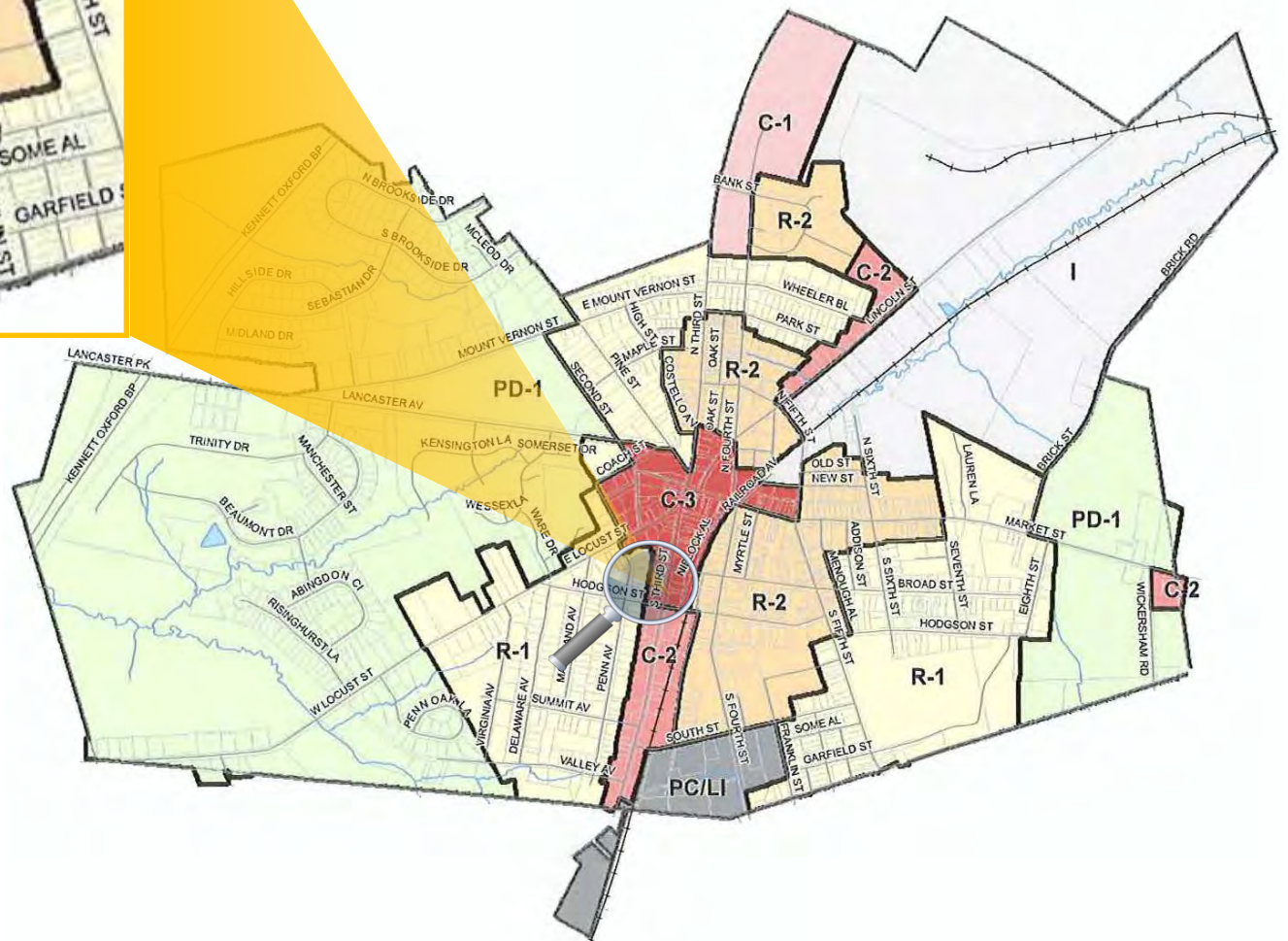
P2—Public Parking 55 Cars

ZONING MAP

**All zoning information should be independently
verified with governing municipality



ZONING: C-3
CENTRAL
BUSINESS
DISTRICT



ZONING INFORMATION



****All zoning information should be independently verified with governing municipality**

Chapter 27. Zoning

Part 9. C-3 CENTRAL BUSINESS DISTRICT

§ 27-902. Permitted Uses.

[Ord. 593, 4/8/1986; as amended by Ord. 598, 9/9/1986; by Ord. 622, 12/29/1987; by Ord. 690, 12/20/1993; by Ord. 704, 6/12/1995; by Ord. 760, 10/13/2003, § III; by Ord. 770, 1/10/2005, §§ 1-3; by Ord. 782, 12/19/2005, § 3; by Ord. 797, 12/18/2006, § 2; and by Ord. 870, 7/8/2013, § 2]

1. For any property within the C-3 Central Business District that has frontage on 3rd Street and/or Market Street, the following uses, individually or in combination, shall be the only uses permitted in the first 35 feet in depth of the first floor/ground floor of any building:

A. Uses Permitted by Right.

- (1) Retail business establishment for the sale of goods including, but not limited to, appliances, clothing, pharmaceuticals, flowers, food, furniture, hardware, household supplies, liquor, newspapers, stationery, and tobacco.
- (2) Personal or household service establishment, including, but not limited to, barbershop, beauty shop, laundry and dry-cleaning shop, shop renting household goods and appliances, tattoo parlor, and tailor shop.
[Amended by Ord. No. 919-2018, 6/18/2018]
- (3) Restaurant, fast-food restaurant, and fast-food restaurant with drive-in service, except that no access lane used exclusively for drive-in service shall have direct access to 3rd Street or Market Street.
- (4) Farmers market, growers market.
- (5) Professional or business office.
- (6) Bank and fiduciary institution.
- (7) Outdoor cafe, in accordance with § 27-1330.
- (8) Municipal use.
[Added by Ord. 906, 6/19/2017]
- (9) Public parking lot or public parking garage.
[Added by Ord. 906, 6/19/2017]

- B. Uses Permitted as Conditional Uses. The following uses are permitted when approved as a conditional use by Borough Council. In addition to compliance with any specific standards cited herein, any proposed conditional use shall comply with the procedures and standards contained in § 27-2009 of this chapter.
[Amended by Ord. 906, 6/19/2017]

- (1) Shop for the repair and cleaning of goods sold in establishments permitted in Subsection 1A(1), other than laundry and dry-cleaning shop.

- (2) Private parking lot or private parking garage.
- (3) Hotel/inn.
- (4) Bed-and-breakfast operation, in accordance with § 27-1322.
- (5) Medical center or clinic.
- (6) Indoor entertainment, in accordance with § 27-1324.
- (7) Indoor recreational use, in accordance with § 27-1324.
- (8) Day care center.
- (9) Medical marijuana dispensary, in accordance with the terms of §27-1331 of this chapter.
[Added by Ord. No. 938-2020, 3/2/2020]

2. Within those areas and buildings in the C-3 District not subject to the terms of Subsection 1, above, the following uses shall be permitted, individually or in combination, within any single structure:

A. Uses Permitted by Right.

- (1) Any use permitted under the terms of Subsection 1A, above.
- (2) Shop for the repair and cleaning of goods sold in establishments permitted in Subsection 1A, above, other than laundry and dry-cleaning shop.
- (3) Municipal use.
- (4) Private or public parking lot or garage.
- (5) Hotel/inn.
- (6) Bed-and-breakfast operation, in accordance with § 27-1322.
- (7) Medical center or clinic.
- (8) Apartments when in conjunction with a permitted use in accordance with the terms of this section, provided that such residential use not occupy the ground floor of buildings.

- B. Uses Permitted as Conditional Uses. The following uses are permitted when approved as a conditional use by Borough Council. In addition to compliance with any specific standards cited herein, any proposed conditional use shall comply with the procedures and standards contained in § 27-2009 of this chapter.

- (1) Indoor entertainment, in accordance with § 27-1324.
- (2) Indoor recreational use, in accordance with § 27-1324.
- (3) Day care center.
- (4) Public library.
- (5) Medical marijuana dispensary, in accordance with the terms of §27-1331 of this chapter.
[Added by Ord. No. 938-2020, 3/2/2020]



CONTACT US

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