

101 Walnut Street Green Lane, PA 18054
Parcel: 07-00-00493-004

5180 SF
1.29 acres
Built 1969
Renovations 2018
Owner User

Property Highlights:

- Freestanding 5,280 SF commercial building on 1.29 acres
- Hard-corner location at Walnut Street & Gravel Pike (PA Route 29)
- Approximately 273 feet of frontage and two points of ingress/egress
- Vacant building available for immediate owner-user occupancy
- Significant on-site parking already striped
- Main level hospitality space with bar and customer seating areas
- Approximately 2,500 SF lower level with floor drains and heavy utility service
- Walk-in cooler, draft system, refrigeration, bar buildout, and operational infrastructure included
- Commercial zoning supports a variety of business uses
- Offered at approximately \$145/SF
- Route 63 located one block away
- Business, brewery equipment, liquor license, LLC, and customer base available through separate negotiation

Marketing Description:

101 Walnut Street presents a rare owner-user opportunity to acquire a freestanding commercial building on the corner of Walnut Street and Gravel Pike (PA Route 29) in Green Lane Borough. Situated on 1.29 acres with approximately 273 feet of frontage, the property benefits from excellent visibility, two access points, substantial on-site parking, and a drive-thru lane retained from its years as a bank.

Offered at \$765,000, the property consists of approximately 5,280 square feet across two levels. The main level contains approximately 2,780 square feet of customer-facing space including a taproom, bar area, seating, and ADA-accessible restroom. The lower level adds approximately 2,500 square feet of production, storage, and back-of-house space with floor drains, heavy electrical service, plumbing infrastructure, and cold storage already in place.

Originally constructed as a bank and later improved for brewery and taproom use, the building includes significant operational infrastructure that would require substantial time and capital to

replicate. Included with the sale are the customer-facing bar buildout, draft system, walk-in cooler, refrigeration, sinks, wash stations, shelving, storage, surveillance system, and supporting electrical and plumbing infrastructure.

Commercial zoning allows for a wide range of potential uses including restaurant, café, taproom, brewery, beverage production, catering, entertainment, retail, office, medical, or specialty commercial applications, subject to Borough approvals. The existing drive-thru lane creates additional flexibility for coffee, quick-service, pharmacy, financial, or other drive-thru-oriented concepts.

The property conveys vacant, allowing immediate occupancy and operational control. The Perkiomen Valley Brewery business, brewery production equipment, liquor license, LLC, brand, and customer base are not included in the real estate sale but may be available through separate negotiation with qualified operators.

Please see Offering Memorandum.