



## 118 Bethlehem Pike

118 Bethlehem Pike, Colmar, PA 18915



### Paul Cheng

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# 118 Bethlehem Pike

\$15.00 /SF/YR

Excellent opportunity to own and operate this Traditional authentic Chinese food and banquet restaurant with a Liquor License available. Conveniently located distant from New York City and Philadelphia Chinatown. This 9742sf restaurant has 2 large banquet dining halls which can host over 200+ seatings and plenty of parking. The huge kitchen can prepare the largest banquet with plenty of storage space in this full basement and the rear sheds with a large parking out front. Conveniently, located on the busiest traffic Bethlehem Pike(Route 309) with high sign exposure off the county line road, Pennsylvania Turnpike extension (PA 476), minutes to Montgomeryville mall, Pinecrest Country Club, between Allentown and Philadelphia with the most diverse...

- Iconic, Turnkey Restaurant & Bar
- Liquor License Available
- Zoned C - Commercial
- Ample On-site Parking
- Highly Visible on Route 309 (Bethlehem Pike)
- Excellent Signage Opportunity



Rental Rate:	\$15.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	9,742 SF
Year Built:	1970
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	\$1.25 /SF/MO

1st Floor

Space Available	9,742 SF
Rental Rate	\$15.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

SVN presents an excellent opportunity to lease an existing, freestanding restaurant in Colmar, Montgomery County, Pennsylvania. The building measures approximately 9,742 square feet and has an open floor plan that can accommodate in excess of 200 customers. The land area is over one acre and provides for ample parking to accommodate the business. The lease includes use of the fully equipped kitchen and bar. An R liquor license is also available. The property is centrally located on Route 309 (Bethlehem Pike) in Colmar, Hatfield Twp., Montgomery County. It is located in a quality, high traffic retail location with daily traffic counts exceeding 31,500 vehicles per day. The site is directly across the street from a Super Wawa and the Colmar Train Station and in close proximity to a Walmart Supercenter (1.7 mi), the Montgomery Mall (2.7 mi) and many local, regional and national retailers.



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## Property Photos



IMG\_6114



IMG\_2777

## Property Photos



IMG\_1058



IMG\_2775

## Property Photos



IMG\_2772



IMG\_2769

## Property Photos



IMG\_2771



## Property Photos

