



**COLDWELL BANKER**  
HEARTHSIDE

## RESTAURANT AND MIXED USE PROPERTY

36 Railroad Street | Royersford, PA 19468



### COMMERCIAL SALE: \$3,650,000

Welcome to Railroad Street Bar & Grill – a cherished landmark in the heart of Linfield, PA. Once home to the historic Linfield Hotel, this iconic Mixed-Use property has been thoughtfully transformed into a thriving Bar and Restaurant that serves as a cornerstone of the local community. This rare offering combines historical charm, strong income potential, and a high-visibility location in a community poised for continued growth. Whether you're an investor seeking a turnkey income property or an entrepreneur ready to take the reins of a beloved local business, Railroad Street Bar & Grill offers a truly unique opportunity. Don't miss your chance to own a piece of Linfield's legacy. Schedule your private tour today!

#### MAIN LEVEL

Features a fully operational, well-established Bar and Dining area, known throughout the region for its legendary grilled cheese sandwiches and whimsical wall of magnets – a signature touch that draws loyal patrons and curious newcomers alike.

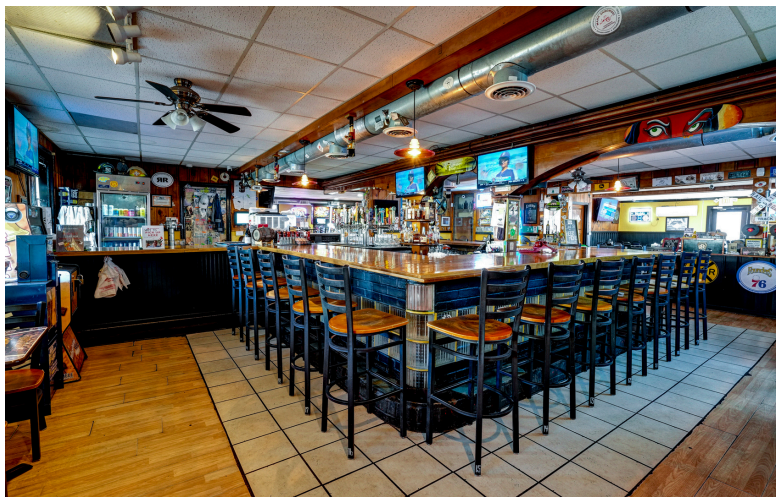
#### ABOVE THE RESTAURANT

Multiple well-maintained efficiency-style apartments provide consistent rental income offering immediate cash flow.

#### ADJACENT TO THE BUILDING

A detached Garage/Barn features a beautiful new build, spacious 2-bedroom apartment—ideal as an owner's unit, Airbnb opportunity, or additional long-term rental.





## KEY ADVANTAGES:

- Turn-key dual offering. Purchase includes the well-established Railroad Street Bar & Grill business (serving guests since 2006).
- Room to earn. 60-seat dining room, 37-seat bar, and 60-seat outdoor patio (~150 + total capacity) support multiple revenue centers, private events, and seasonal service.
- The sale includes an adjacent parcel (Tax ID: #37-00-03557-006), expanding the possibilities for future development or added parking.
- Strategic location. Minutes from Routes 422 & 724, the Schuylkill River Trail, and Linfield National Golf Club—capturing commuter and recreational traffic alike.

SCAN QR CODE TO  
VIEW OFFERING  
MEMORANDUM



## FOR CONFIDENTIAL INQUIRIES AND PRIVATE TOURS CONTACT:

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