

# Nicoletti Beverage Center, Inc

7040 State Rd, Philadelphia, PA 19135



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## **Property Overview**

Nicoletti Beverage Center, Inc. presents a rare opportunity to acquire a long-standing neighborhood institution offering the combined purchase of a stable, cash-flowing operating business along with the underlying real estate, inventory, and equipment. The property consists of an approximately 12,000 SF corner-position building with 25-foot clear height under beam, well suited for beverage distribution, retail, and ancillary commercial uses, and benefits from immediate proximity to I-95, providing excellent regional access and logistical efficiency for both retail and wholesale operations throughout Philadelphia and the surrounding counties. This offering is well suited for a strategic operator or investor seeking immediate value-add potential through the expansion of wholesale delivery routes into Center City Philadelphia and surrounding regional markets, the introduction of higher-margin convenience items such as snacks and sundries, the addition of Pennsylvania Lottery Video Gaming Terminals to generate supplemental in-store income, and the activation of an additional storefront within the building that is available for immediate occupancy and capable of supporting a complementary tenant or secondary business use, creating incremental income and operational synergy.

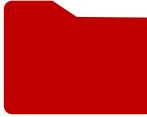
## Property Details

Building Sqft	12,000
Ground Level Overhead Doors	2
Height Under Beam	25±
Power	3-Phase
Zoning	ICMX
Year Built	1973
Parking	75±
Business included	Yes
Inventory included	Yes
Equipment included	Yes
Real Estate included	Yes
Taxes	\$10,078
Utilities	Public
Price	Undisclosed



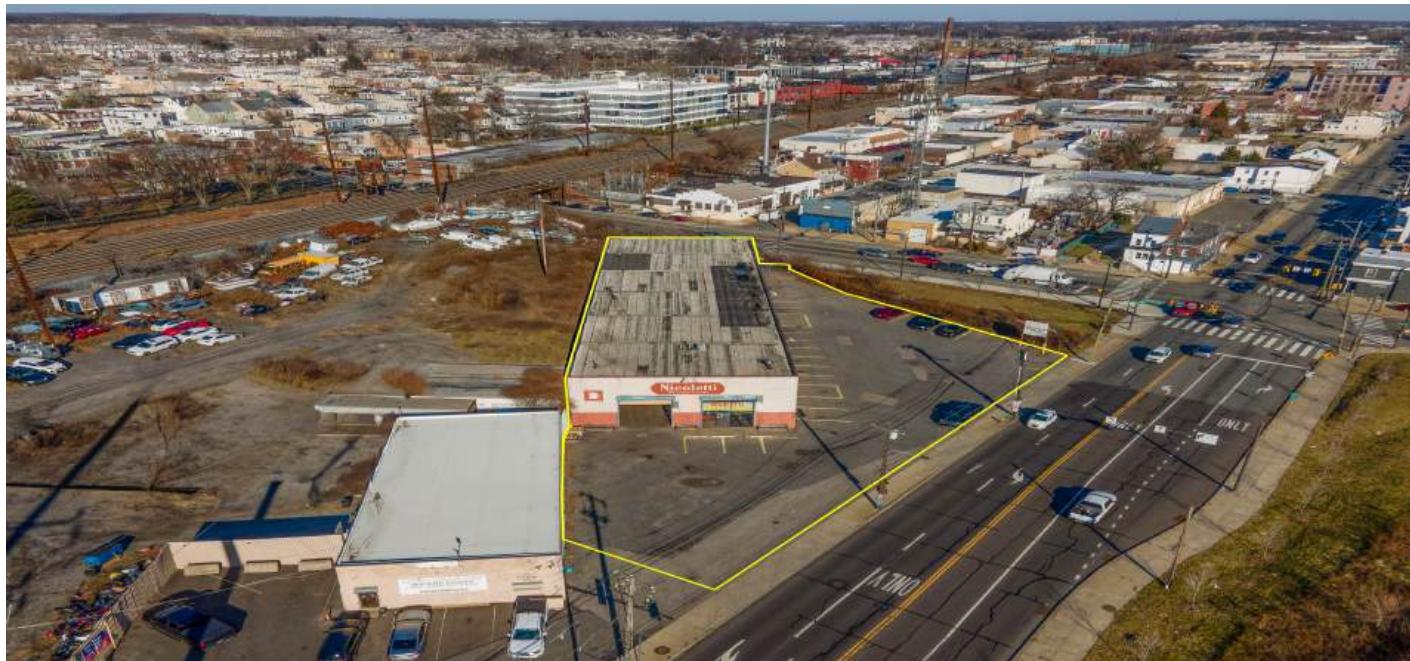
Interested in seeing business financial information?

Click file to access NDA & registration forms

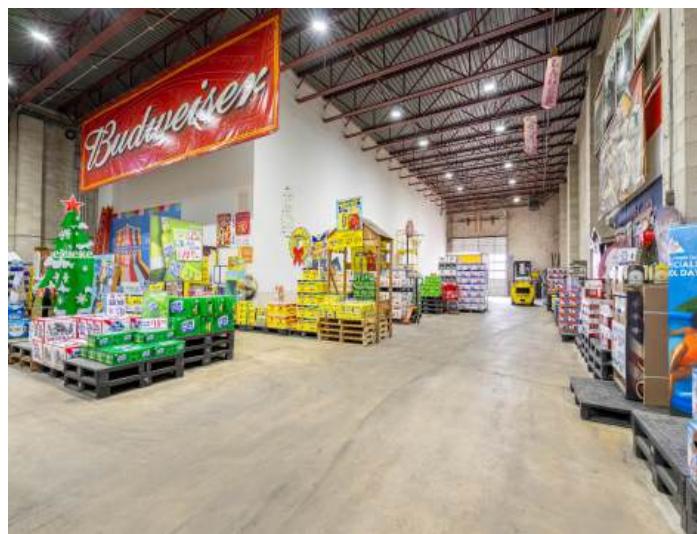
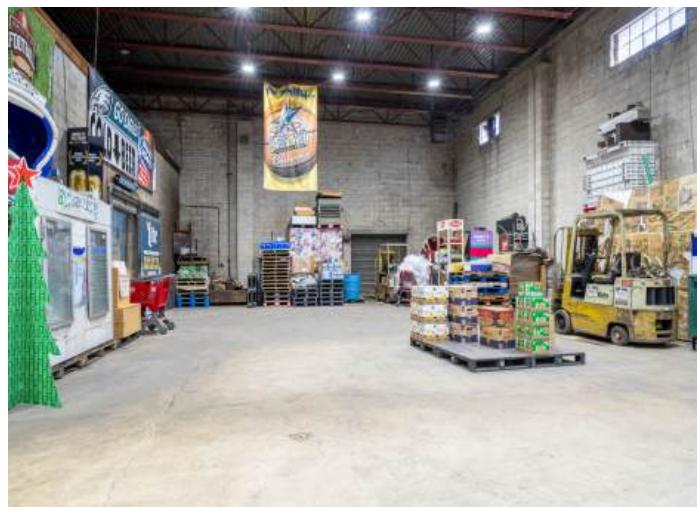
Click here: 

# FOR SALE | Business and Real Estate

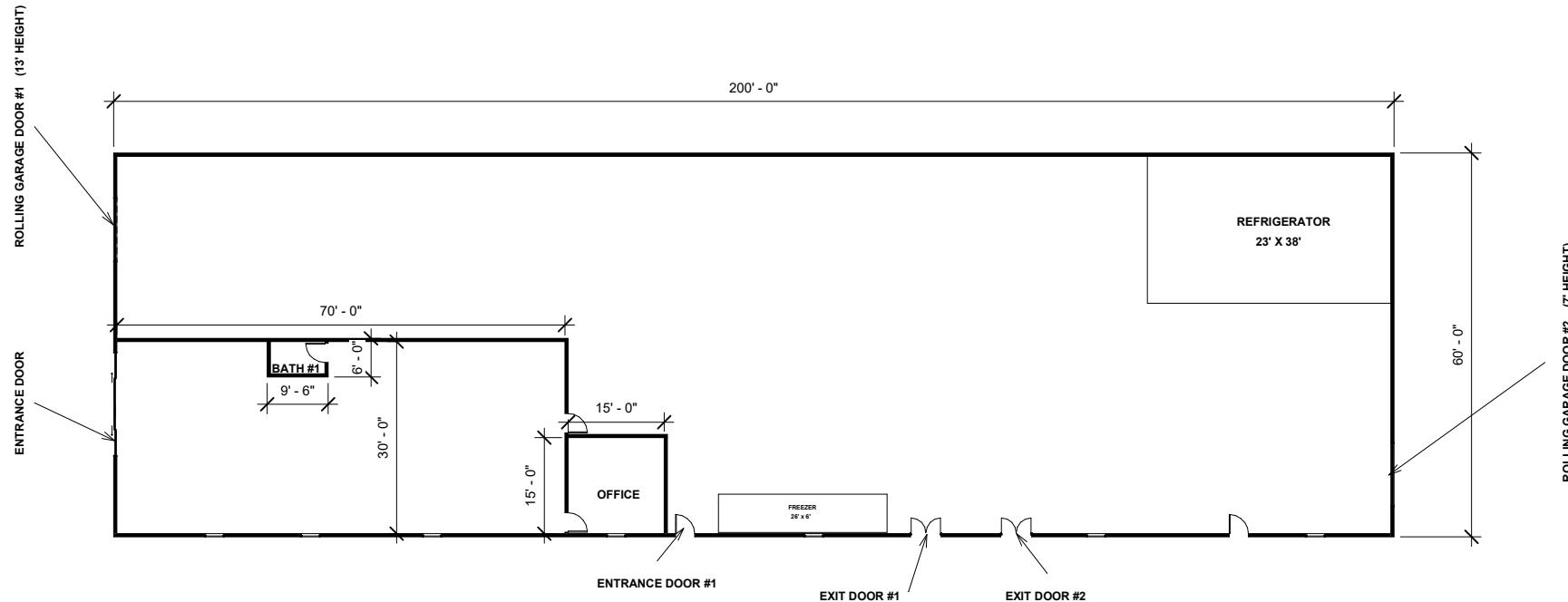
## EXTERIOR PICTURES



## Interior Pictures



## Building Layout



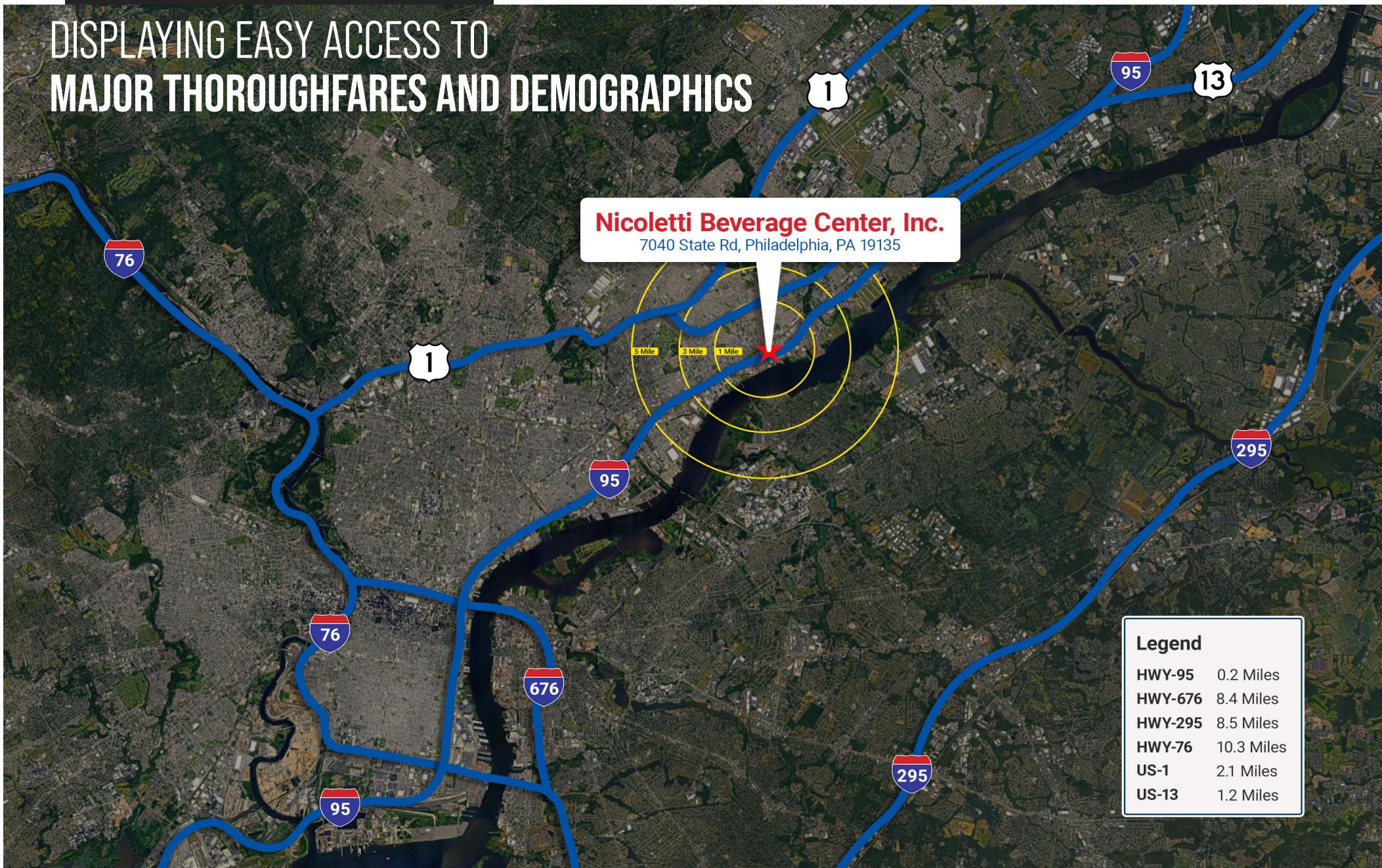
**FLOOR PLAN**

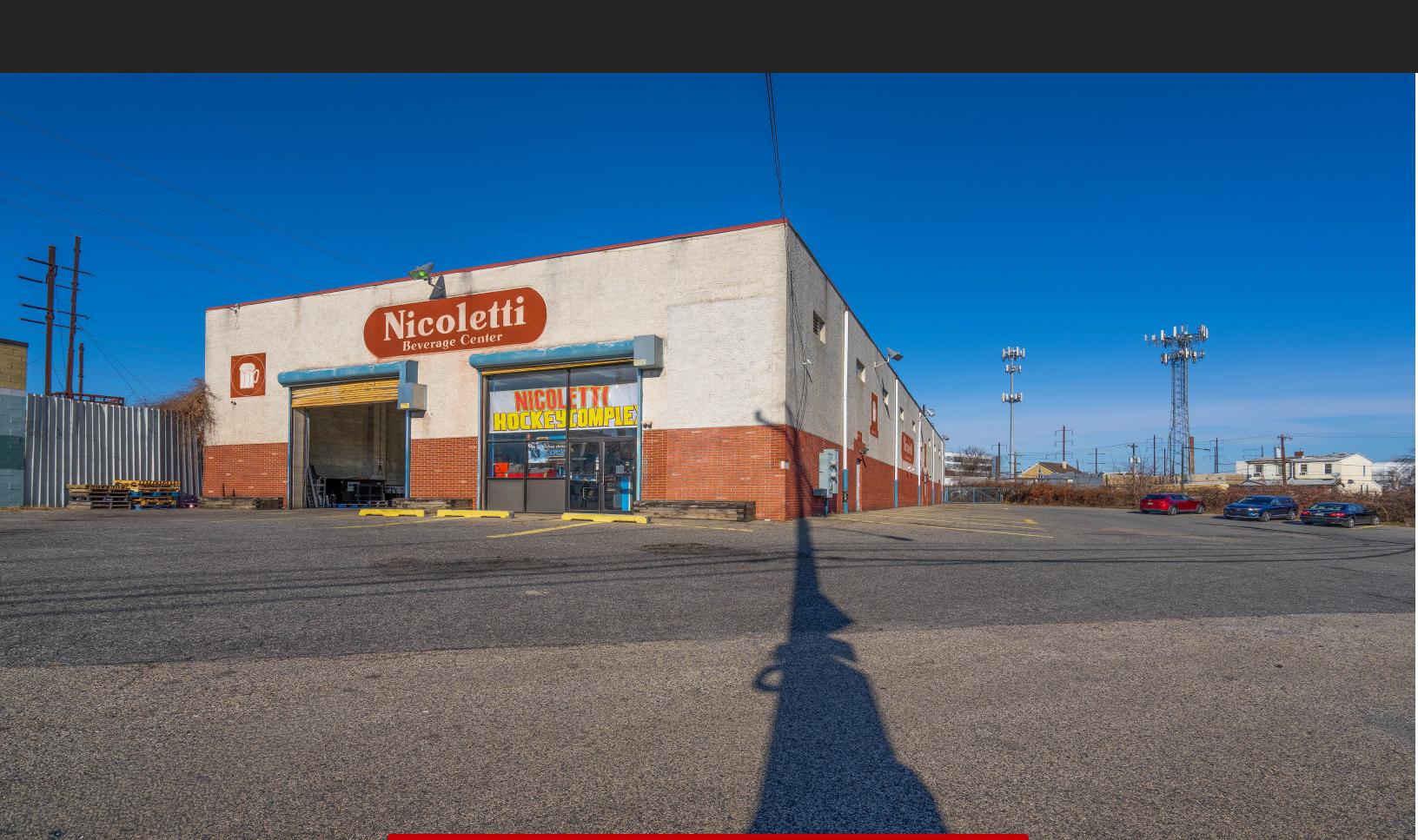
① Level 1  
1/16" = 1'-0"

Drawn By:	7040 State Rd	Notes	A01
Checked By:		NOTES: TOTAL SIZE: 200' X 60' 12,000SF 3 BATHS 25ft ceiling height	

Map

DISPLAYING EASY ACCESS TO  
MAJOR THOROUGHFARES AND DEMOGRAPHICS





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Philadelphia, PA 19135

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