


MOUNT GRETNA CRAFT BREWERY  
**FOR SALE**

**2701 HORSESHOE PIKE**  
PALMYRA, PA 17078



**Ryan Murray**  
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 1015 Mumma Road  
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circommercial.com

**NAICIR**

# 2701 HORSESHOE PIKE

## PROPERTY DETAILS

FOR SALE  
\$1,650,000

### OFFERING SUMMARY

Sale Price	\$1,650,000
Lot Size	0.92 Acres
Building Size	+/- 3,316 SF

### PROPERTY SUMMARY

Address	2701 Horseshoe Pike Palmyra, PA 17078
Municipality	South Londonderry
County	Lebanon
Tax Parcel #	31-2297-306346-660
Year Last Renovated	2016

### PROPERTY HIGHLIGHTS

- Turn-key craft brewery and restaurant for sale
- Ample on-site parking. Approximately 46 surface spaces and 4 handicap spaces.
- The 0.92 acre parcel is situated on a signalized hard corner
- Potential ownership has the flexibility to enjoy additional rental income from the current tenants
- HVAC: Trane 5.0 Ton 230 3 Packaged Gas/Electric Roof Top HVAC System
- Trane 10.0 Ton 230/3 Packaged Gas/Electric Roof Top HVAC System
- Trane 3.0 Split System: Trane 13 SEER 3.0 Ton 230/3 Air Conditioner
- Trane 60k BTU Efficient Gas Furnace

### PROPERTY DESCRIPTION

NAI CIR is pleased to present this exclusive opportunity to purchase the Mount Gretna Craft Brewery. The offering includes the real estate and all FFE for the Mount Gretna Craft Brewery. Current ownership has leases in place for the additional tenants. Leases and financials can be requested upon authorized NDA. The restaurant boasts on-site brewing equipment, custom indoor bar, and an outdoor patio.

### LOCATION DESCRIPTION

The asset is located on signalized hard corner at Horseshoe Pike and Rt. 117 in Palmyra, PA. The property is minutes from Downtown Hershey, Campbelltown, and Annville, PA, and within close proximity to major travel arteries such as Rt. 322, Rt. 422, Rt. 72, I-283, and the PA Turnpike.



### BUILDING INFORMATION

# of Floors	Single Story for the Brewery/Restaurant
Restrooms	Two in the restaurant/One unisex in the coffee shop
Roof	Pitched shingle, Flat Rubber, & Metal Corrugated
Ceilings	Drywall
Ceiling Height	9'7"
Walls	Drywall
Lighting	Fluorescent
Floor Type	Hardwood and polished concrete
Business ID Sign	Yes - Post sign

### UTILITIES & ZONING

Zoning	Village Commercial
Water & Sewer	Public
Gas	Yes
Electric	400 amp
HVAC	Central Air

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## EXTERIOR PHOTOS

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## INTERIOR PHOTOS

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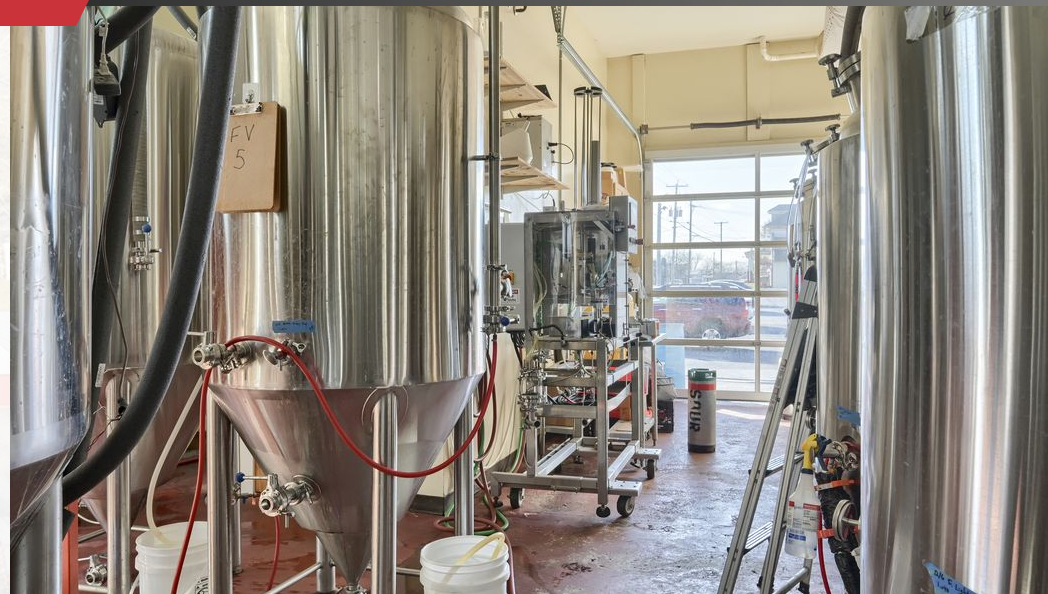
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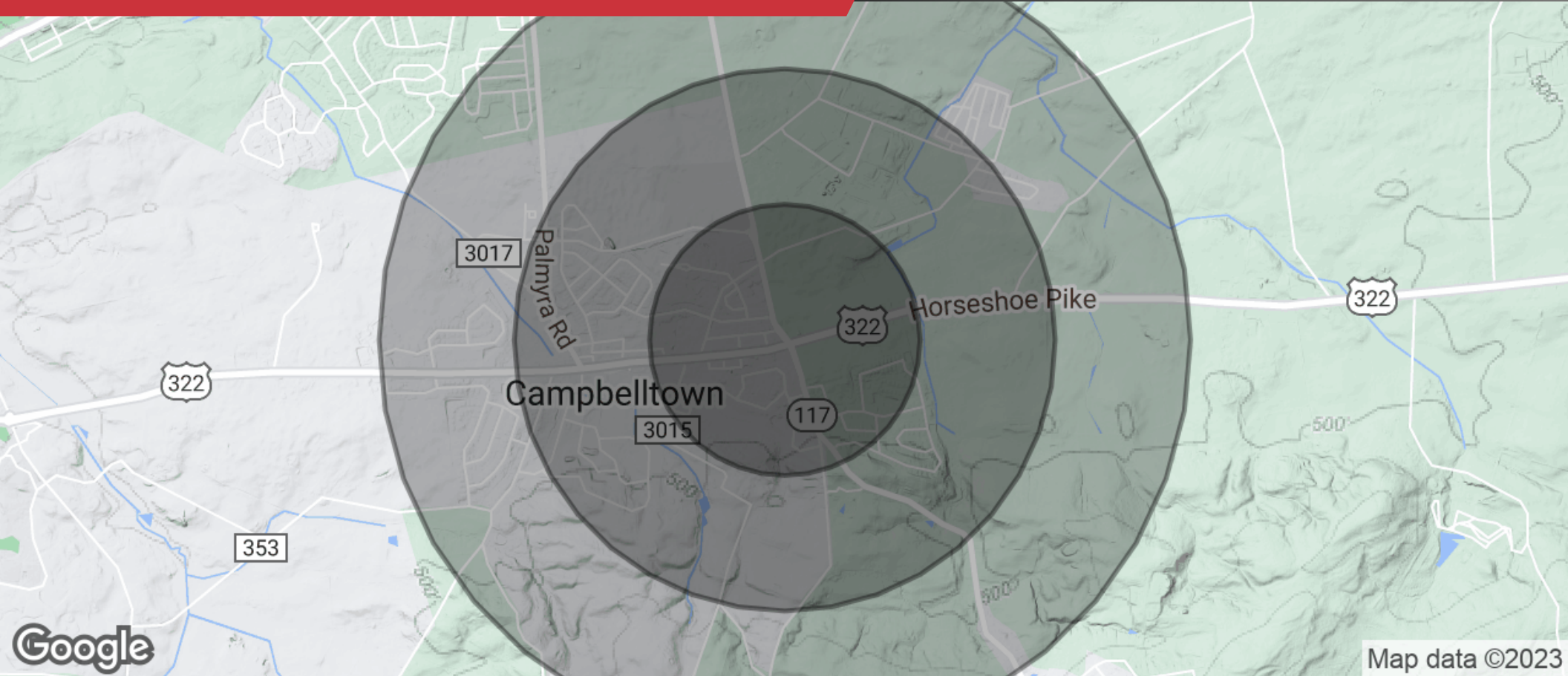
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## DEMOGRAPHICS

**FOR SALE**  
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### POPULATION

1 MILE	3 MILE	5 MILE
1,102	3,542	6,960



### HOUSEHOLDS

1 MILE	3 MILE	5 MILE
416	1,348	2,720



### INCOME

1 MILE	3 MILE	5 MILE
\$79,650	\$79,183	\$81,794

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