

FOR SALE RESTAURANT/BAR

PENN'S  GRANT REALTY
Corporation

**7673 Easton Road
Ottsville, Bucks County, PA**

COMMERCIAL • INDUSTRIAL • INVESTMENT



PRESENTED BY: Gary Funk — Penn's Grant Realty Corporation
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PROPERTY SPECIFICATIONS

Total Building Square Feet: 3,800± SF (One (1) Level)

Lot Size: 0.8 Acres

Restaurant /Bar: Estimated 2,080± SF

Main Bar Area - 22' x 23'

Gaming Area - 20' x 15'

Dining/Seating Area - 28' x 16'

Kitchen - 12' x 18'

Office with bathroom

Bathrooms - Two (2)

Deck - 20' x 30' (off gaming area)

HVAC: Two (2) mini splits (heat pumps)

Apartment: 1,120± SF

Two (2) Bedroom, Two (2) Full Bathrooms,

Kitchen, Open Living Area with Fireplace

HVAC: Oil hot water heat/ two (2) window A/C units

Garage: 600± SF

Drive-In Doors: Two (2) 8'H x 9'W

Exterior Walls: Brick & Frame

Roof: Asphalt

Parking Lot: Paved & Lighted

Parking Spots: 40+

Power: 200+ Amp Service

Water: Well

Sewer: On-Site Septic

Daily Traffic Counts: 16,920

Municipality: Tinicum Township

Zoning: VR - Village Residential

Tax Parcel: 44-001-030

Real Estate Tax Assessment: \$48,800

Real Estate Taxes: \$7,402

Sale Price: Includes Liquor License -~~\$1,225,000~~ **\$1,100,000**



The property includes a well-established turn-key, fully operational restaurant/bar, a spacious 2-bedroom, 2-bath apartment, with attached 2-car garage. Currently operating as Tohickon Restaurant & Tavern (for over 35 years).

The sale includes a Pennsylvania liquor license, restaurant/bar equipment, current inventory, and a pool table. The property also features a lighted pylon sign for enhanced visibility and a lighted and paved parking lot.

Located on Route 611, the property boasts high visibility and traffic counts, making it an attractive location for your business. The current owner is willing to provide partial financing to facilitate the sale.

PROPERTY HIGHLIGHTS

- **Well Established Turn-Key Business**
- **Pennsylvania Liquor License**
- **Lighted Pylon sign for enhanced visibility**
- **Lighted & Paved Parking Lot**
- **High visibility and traffic counts on a Route 611, making it attractive for your business**
- **Current Owner will take back partial financing**

Included in the Sale

- **Liquor License**
- **Restaurant/Bar Equipment**
- **Current Inventory**
- **Pool Table**
- **2 Bedroom Apartment**
- **2 Car Garage**





COMMUNITY SUMMARY

7673 Easton Rd, Ottsville, Pennsylvania, 18942

Ring of 5 miles

10,307	0.29%	2.48	22.8	52.7	\$117,775	\$737,237	\$758,039	15.0%	56.3%	28.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.9%

Services



19.6%

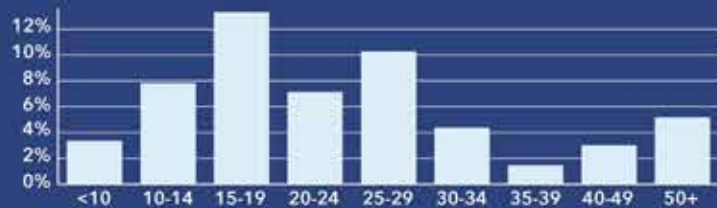
Blue Collar



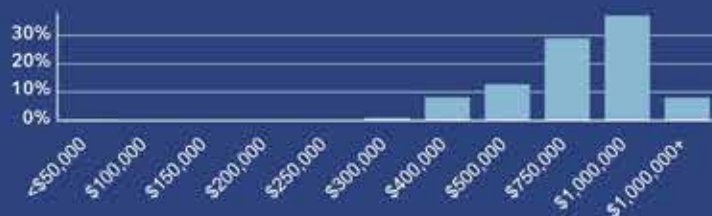
70.5%

White Collar

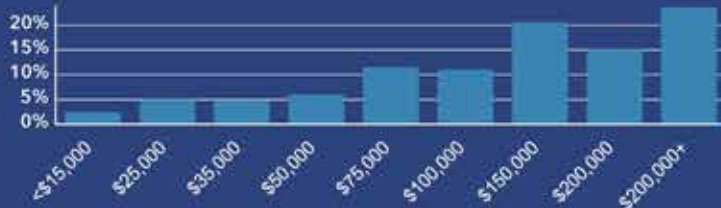
Mortgage as Percent of Salary



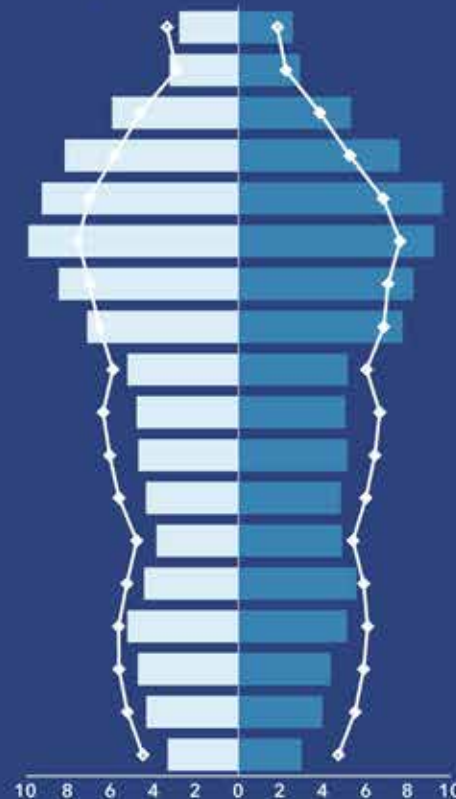
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to Bucks County

Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



