

AVAILABLE

421 Penn Avenue
West Reading, PA 19611



NAIKeystone

421 Penn Avenue
“GNA Ristorante”
West Reading, PA 19611

For more information, contact
Steve Willems, SIOR
+1 610 370 8506
swillems@naikeystone.com

Kyle McKechnie
+1 610 370 8522
kmckechnie@naikeystone.com

Property Features

- Dominant Location on the “Avenue”
- Available Turnkey or for an Adaptive Reuse
- “R” Liquor License For Sale separately
- Rare Opportunity for Qualified Buyer
- Solid Demographics

NAIKeystone

875 Berkshire Boulevard, Suite 102
Wyomissing, PA 19610
610-779-1400

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FACT SHEET

GENERAL DATA

Property Type:	Restaurant & Bar
Lot Size:	0.46 Acre
Zoning:	CB - Central Business District
Tax ID:	93-5307-18-20-5395
Real Estate Taxes:	\$27,763 or \$2.63 per SF (2025)
Flood Hazard:	Not in a flood hazard area per FEMA panel 42011CO504G dated 7/03/2012



PROPERTY DATA

Description:	<p>Classic red brick building with a glass façade and patio on the Penn Avenue side. The building has been home to GNA Ristorante and Pizzeria since 2006. Known for its authentic cuisine and warm atmosphere, the building is flexible featuring a banquet area, main dining room, bar w/ bar dining and a casual area with inviting booths. The Pizzeria has a side entrance which affords customers easy access to carry-outs. Located on Penn Avenue and Tulpehocken Street makes this a prime location for it's West Reading and Wyomissing clientele.</p> <p>The building is large enough to support four separate areas and/or four businesses. Use your imagination as to how you could redevelop this property or stay the course and extend the excellent reputation of delivering high quality food and drinks.</p> <p>The building was acquired in 2006 with major renovations from 2006 to 2012. It was originally the location of Moore's Restaurant and later Queen City Diner closing in 2006.</p>
Financial Information:	Available to qualified buyers with a Confidentiality Agreement being required.
Size:	10,569 SF one-floor with attic storage not included in the total size
Building:	Masonry and red brick exterior with some Dryvit added in 2006. Anodized aluminum frame insulated glass windows. Wood roof system, both flat and an arched areas, clad with a mechanically fastened rubber membrane in 2015. Interior finishes include Italian tile floors, grid type ceiling set at 10' AFF, insulated partition walls, commercial kitchen has red tile floor, smooth cleanable walls, hood systems with both make-up air and integrated fire suppression systems. The banquet area has a floor to ceiling sound retardant curtain-wall and door to offer privacy or to enable larger groups to be hosted. This area can be coupled with the main dining Room to accommodate groups over 100.



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About "GNA"

PROPERTY DATA

Roof:	Mechanically fastened rubber membrane installed in 2015
HVAC:	Three 15-ton RTU's with three speed compressors. One unit only operates on a single speed now. Three 8-ton mini-splits also are used. Equipment is high efficiency by DAIKIN and is professionally serviced quarterly.
Utilities:	Public water from Western Berks Water Authority and sewer from the Joint Municipal Authority. Natural gas by UGI Energy. Electric by Met-Ed Energy. Secondary service at 120/230/240 Volts at 600 Amps, 3-phase. Domestic hot water via two Bradford White 75-gal. gas fired tanks install in 2024. Fiber optic is in the building.
Bathrooms:	Public: Ladies w/ 3 toilets, 2-sinks; Men's w/ one toilet, two urinals, and two sinks. Employees: Ladies w/ one toilet and one sink; Men's w/ two toilets, one urinal and one sink. All are ADA compliant.
Pest Control:	Provided by J.C. Ehrlich Pest Control Co.
Liquor License:	R-License #R7013, LID # 57411. No open citations or points against the License. This License is available for sale separately if desired.
Parking:	23 Surface Spaces. On-street as well. The Borough of West Reading has purchased 433 Penn Avenue which is across Tulpehocken Street. Discussions are underway to consider converting this into a public parking lot.
Conveyance:	The real estate will be delivered with a Special Warranty Deed, the personal property via a Bill of Sale and the Liquor License by State approved Transfer (applicant must qualify to hold a PA License).
Misc.:	Walk-in coolers have (3) Heatcraft Model MOH031152N hermetic compressors, R-22 refrigerant stored in a separate room with outside ventilation. Fire Sprinkler Riser in the dock area. This is tied to a central station alarm system monitored by Security First, Inc. Large Culligan Hi-Flo water softener system. 9' W x 10' H Loading Dock



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PHOTOS



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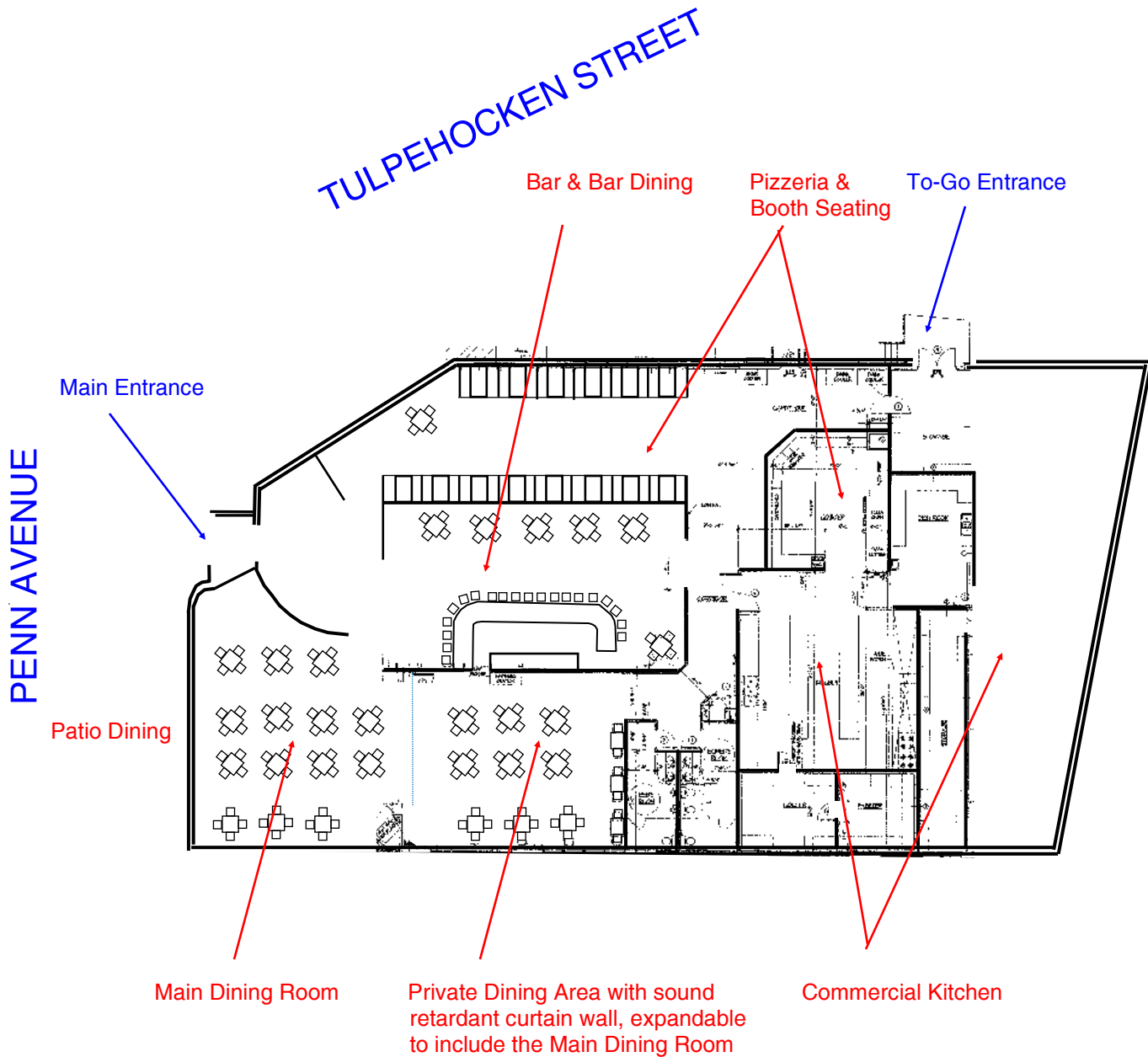
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FLOOR PLAN



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FF & E

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MAIN KITCHEN AREA

26' Long stainless-steel Hood system by Dante Int. – Stainless steel back splash maintained by Grease stop, last inspection April 2025

Fireproof Baffle style filter system

Kidde Fire system

(2.) Frymaster 2-Basket Deep Fryers

AVANTCO food warmer

48" Griddle by Wolf

9' Traulson 6-drawer cooler + equipment stand

4' Gas fired broiler

(2) Blodgett stainless steel convention ovens

36" Two pan Bain Marie on stainless steel stand w/ shelves

10 – Burner high output range on stainless steel stand w/ shelf

36" Two well pasta cook station w/ fill and drain

48" 2-door stainless steel cooler w/ flip top, 2- door

48" 2-Door stainless steel, counter high cooler

SOLWAVE microwave

2 Drawer stainless steel Bread Cabinet

Misc. anti-fatigue rubber mats throughout

18' Stainless steel double high shelf system

6 Well Bain Marie w/ fill and drain

6' long 3-doors stainless steel sandwich cooler w/ flip top + cutting board

48" Two door S.S. undercounter freezer

Stainless steel knife rack

4'6 stainless steel 2-bowl scullery sink w/ Eco Lab Systems (by provider)

Two 6' stainless steel counters w/ shelf underneath

One 10' stainless steel counter w/ shelf underneath and a single well Bain Marie

9' x 5' stainless steel counter w/ 2- shelves above

8' Stainless steel counter w/ shelf below

6' x 24' Deep stainless steel counter w/ shelf below

Small Kitchen Aid mixer

(2) 2' Stainless steel equipment stands

48' Stainless steel 2-door sandwich cooler

SOLWAVE microwave oven

3' Stainless steel counter w/ shelf

6' AVANTCO stainless steel 2-door sandwich cooler w/ flip lid

16' Stainless steel prep table w/ backsplash and one-sink, two shelves underneath and two shelves over the top

Globe slicer

MOFFAT Turbo fan 32 single door convection oven on stainless steel topped stand

4 Burner DSC Range w/ stainless steel hood w/ Kidde fire system

2-Basket Frymaster deep fryer

8' Deep x 9' 8" AMERIKOOLER walk-in cooler * (for beer)

8' Deep x 14' 8" Walk-in cooler *

8' Deep x 11' 8" Walk in freezer *

*all have thermal curtains

PREP AREA

HOBART Buffalo Chopper on 4' stainless steel stand.

Countertop Robot Coupe chopper

Potato to Fries device

11' Stainless steel prep table w/ 2 shelves under

HOBART model 1712 slicer

(2) 10' Stainless steel wall shelves

6' Stainless steel counter – open underneath

(3) Portable flour bins

HOBART model 802U floor mounted dough machine

8 'x 3'6" Stainless steel counter w/ 1 shelf

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EDMUND can opener
BELTRON countertop mixer
10' Stainless steel counter w/ stainless steel shelf under
Soft dryer dispensing system w/ racks fir boxed syrups and + large Co2 system w/ tank
48' Stainless steel rack w/ 4 shelves
24" Stainless steel table / grinder stand
24" MIGALI stainless steel front reach in freezer
5' Stainless steel wall shelf
(3) 5' High aluminum Bakery racks
Stainless steel cart
Misc. light duty shelving systems
48" Stainless steel shelving systems w/ 5 shelves
4' 6" MIGALI 2 door stainless steel reach in cooler
4 Heavy duty carts
(4) 6' (2 and 4 high) shelve systems
Office w/ misc. furniture
12 Employee lockers

RECEIVING AREA / DOCK

One 48" stainless steel sandwich cooler (inoperable)
HOSHIZAKI Cube Str Ice Machine n a 48" stainless steel bin
Culligan Hi-Flo Water Softener
Fire-Sense outdoor heater

ATTIC

Misc. banquet items
Bar items
(Lots of Stuff!)

DISHWASHING AREA

9' Stainless steel 3 bowl scullery sink w/ ECO-Lab system (by provider)
10' Stainless steel wall shelf
12' Pot + pan rack / hanger
CMA Dishmachines single cell Auto dishwasher w/ pre-spray area and stainless-steel feed tables
Misc anti fatigue rubber mats
Misc. shelving units

BAR

High Top Tables:
(10) 4-tops
(3) 2-tops
59 Stools
(5) Big Screen TV's
Aloha TS by Radiant Systems P.o.S. (point-of sale) System
Sound System
3 Bowl stainless steel bar sink
12-Head tap system / dispenser
CMA GL-X auto Glass Washer
Stainless steel Ice Bin – Two compartments w/ Lid + double speed rail
3 Shelf stainless steel cart on wheels
Two-gun beverage dispenser
Perlich stainless steel beer mug freezer w/speed rail
Stainless steel hand-washing sink
24" Stainless steel Beverage-Air under counter freezer
36" Stainless steel cooler with double speed rail
18" Stainless steel open-top wine cooler
24" Speed rail (4-deep)
60" Wood counter w/ drawers
Espresso machine
Electric citrus juicer
DIDIESSE two head professional espresso / cappuccino machine

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FF & E

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TRUE under-counter coolers w/ glass doors (one 3-doors, one with 2-doors)

10' Oak 4-shelf liquor display

Misc Pictures + Menu Boards

SMALL DINING ROOM

(12) 6-person booths

(2) 4-person booths

(6) 4-tops

20 Chairs

High-Chairs + Boosters

30" Round Decorative table

(4) Wall paintings

(11) Potted plants faux

Leather sofa

Hostess Desk + Chair

MAIN DINING ROOM

Glass front Wine cabinet

(5) 2-tops

(26) 4- tops

1 Banquet table Fold Up

114 chairs

2 Coat Racks

Drop Down video projection system w/ screen

OPEN AREA BEHIND PIZZARIA AND D.R.

10' Granite top counter

Misc wall shelves

(2) 9' Long leather benches

50" Glass front cooler by McCray

Granite top counter w/ stone face - one straight, one 20' curved

TRUE 6' glass front refrigerated display case

Red-Bull counter-top display case

Five reach-in beverage coolers By Coke - can remain if you purchase products. Counter top beverage station also owned by Coke

50" W ARCTIC AIR stainless steel two-door glass fronted cooler

PIZZARIA

Stainless steel counter

60" MIGALI Stainless steel sandwich cooler w/ flip top

24" stainless steel front, butcher block top, under counter cooler w/ bread drawers

Stainless steel Hand Sink

6' Stainless steel counter 2' deep w/ shelf

12' stainless steel hood system over pizza oven

(Two) BAKERS PRIDE model Y600 double deck pizza ovens

48" Aluminum dunnage rack (12" High)

3' Wide low equipment stand

8' Stainless steel sandwich cooler w/ flip top and a granite rolling surface

4' Stainless steel counter w/ 2- shelves underneath

8' Stainless steel counter w/ 1-shelf underneath

2' Stainless steel counter w/ 1 shelf underneath

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DINING ROOM PHOTOS



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DINING ROOM PHOTOS



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BAR PHOTOS



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KITCHEN PHOTOS



Main Line,
Expertly Equipped



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LOCATION

West Reading is in the Heart of the Community and enjoyed by families in Wyomissing, Reading and Spring Township.

This property is situated in the center of the "Avenue"

