

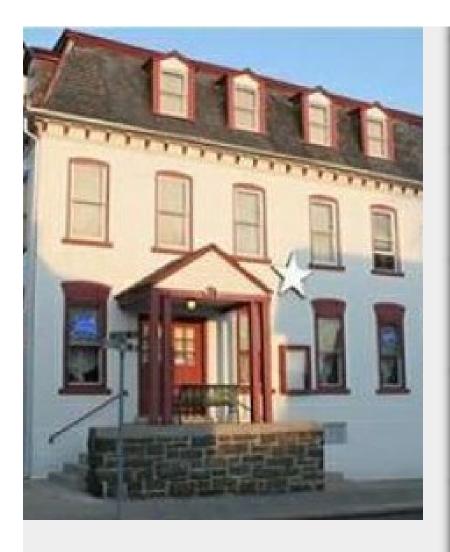
129 Howertown Rd

129 Howertown Rd, Catasauqua, PA 18032





Joe Leone Coldwell Banker Preferred 686 Dekalb Pike,Blue Bell, PA 19422 <u>ifleone1@gmail.com</u> (610) 551-5830



Price:	\$500,000		
Property Type:	Retail		
Property Sub-type:	Restaurant		
Building Class:	С		
Sale Type:	Owner User		
Lot Size:	0.14 AC		
Gross Leasable Area:	6,502 SF		
No. Stories:	2		
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Year Built:	1870		
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Year Built:	1870		
Year Built: Tenancy:	1870 Multiple		
Year Built: Tenancy: Zoning Description:	1870 Multiple R2		

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\$500,000

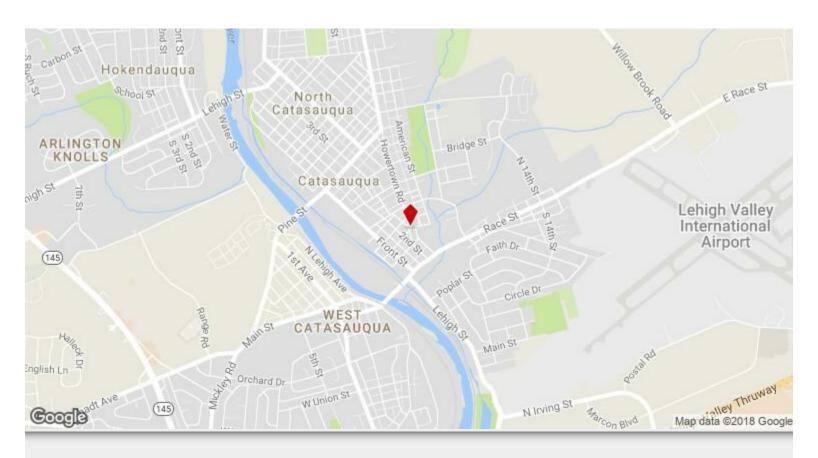
6000+Sf 3 story building For Sale. Formerly Richie's Public House. The Bar and restaurant is currently closed but the furniture fixtures and equipment remain just looking for a new owner. There are two bars sporting 20 taps each (40 taps). 18 flat screen TV's, Pool table, Darts, Shuffleboard table and Jukebox just as you remember. In addition there are two apartments with two bedrooms each and a 2 car garage for additional income. One apartment is currently leased for \$1200/mo and the others is the owners apartment (Could also lease for \$1200/mo.) Garage (\$400/mo) is currently vacant. Here are the details of the front of the house: Bar #1- 12 Barstools and three (3) Four top Pub Tables (24 seats) Bar #2 -14 Barstools, two (2) four top Pub Tables and two (2) Six top tables (34 seats). Game room has three (3) additional four top tables (12 seats). Total seating = 70. In addition to the bar there is plenty of restaurant equipment including three (3)Pitco Fryers, Vulcan thermostat flat top, 6 gas burner Garland stove with flat top ,convection oven and two walk-in boxes. Infrastructure improvements include 4 LG Slim Heat Pump systems located strategically around the bar / restaurant area. This configuration allows for multi climate zones. Each unit is 12,000 BTU's and 13 SEER for efficient heating & cooling. Apartments are heated with a separate gas hot water boiler. There are 3 water heaters. Leased parking for 60 cars. WAIT there is MORE. New Chimney in 2017, All new wood floors in front of the house and there is a new glass washer behind Bar #1 All beer taps have separate





Major Tenant Information

Tenant SF Occupied Lease Expired Auto Locksmith 0



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