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# For Sale



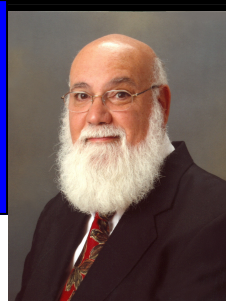
## Property Overview

### 1635 Sunbury Rd Pottsville PA 17901

901 Pub Sports bar and restaurant for sale. Restaurant is approximately 5,000sf with additional 1,500 sf apartment on second floor. Sale price includes the following: 7 parcels with 3 structures, Schuylkill County Liquor License, Land & Building, Restaurant Business, Business Name, Furniture Fixtures and Equipment and Pennsylvania Tourism Signing Trust rights on Interstate I-81 (4 Signs). Restaurant consists of full commercial kitchen, 2 dining rooms, salad bar area, 4 bathroom (2 ADA bathrooms), 3 walk-in boxes (refrigerator, freezer & basement Keg cooler). Bar area has 7 TV's, horseshoe bar, 5 pub tables and two booths. Bar room seats 60 and features bar stools made out of chrome auto rims. Central air condition throughout. Public water & sewer. ADA compliant. Includes 7 parcels (11-02-0030.001, 11-02-0030.003, 11-02-0029-001, 11-02-0030.002, 11-02-0030, 11-02-0029, 11-02-0031). Clientele consists of motorcycle enthusiasts, off road enthusiasts, travelers on the way to Poconos, I-81 travelers, truckers and locals. Restaurant may be purchased without liquor license which is valued at \$50,000. 30 onsite parking spaces. Property is zoned C-1. There is a 3 bedroom apartment with separate entrance and utilities above the restaurant which will provide additional income. Additional 3 room "office" area above the restaurant consisting of office, utility room and bathroom. Two additional structures on 3 separate parcels are included which can be used to increase parking lot or redevelop existing structures or build new residential housing. Property is located on Route 901, one half mile from exit 116 on Interstate I-81. Included in price are Signs on Rte I-81 (Pennsylvania Tourism Signing Trust) – 4 signs, 2 on I-81 (east & west) and directional signs on both off ramps. Near Schuylkill High Ridge Industrial Park. Taxes, acreage and assessment values include all 7 parcels.

**Taxes \$3,954 / 2018**

**Zoning C-1**



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