



PREFERRED

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For Sale

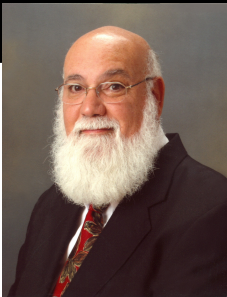


Property Overview

335 Main St Pennsburg PA 18073

Stephanie's Bridal Shop is For Sale. Sale includes 5,542 sf 3 story building, business name and all furniture fixtures and equipment. Building is configured as follows: 1st floor (2635 sf) bridal showroom with dressing rooms, half bath and back office and staging areas. 2nd and 3rd floors have two multi level 2 Bedroom, 2 bath apartments currently occupied by owners but could be leased out for additional income. Both apartments have separate entrances and utilities. Apartments heated with natural gas. First floor showroom heated with oil. 10 parking spaces in rear of building along with 2 garages. Free municipal parking lot with 27 spaces is directly across from the property. New improvements include new deck and rear stairs, new oil tank and heater. New kitchen in first floor break room, refurbished half bath on 1st floor. The building sits on a .2acre lot. Stephanie's Bridal shop has been in business since 1977. Business has territorial rights with several dress manufactures to sell their lines exclusively. Owners willing to assist with transition. Owner financing available to qualified buyers with substantial down payment. Inventory is available at additional cost. Zoned RC (Residential-Commercial District). As of right class 2 uses include retail specialty shops. Repair shops, business and professional offices for lawyers, architects, engineers, doctors, dentists, real estate agents, travel agents, employment agencies, computer specialists, and similar occupations. Personal service shops, including barbers, tailors, hairdressers, and shoe repair shops, dressmakers and other similar occupations. Studios for dance, fitness, art, music, or photography. Family day-care home or group day-care home. Centrally located on Route 29 and close to routes 883 and I-476.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Total Population	7,873	16,676	28,820
2018 Ave Household Income	\$84,759	\$88,456	\$91,036
2018 Total Households	2,803	6,218	10,916
Taxes \$6,388 / 2018	Zoning RC		



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