

# Commercial - LEVITTOWN, PA



## 5301 Bristol Emilie Road, Levittown, PA, 19057

Offered at \$2,000,000

This property has the capability to have many other commercial uses and seller will sell the real estate without the business for a buyer who just wants the real estate. The site is located on approximately 1.8 acres and is situated on a corner lot in a highly visible location next to a brand new super Wawa currently in process of construction. The restaurant building encompasses approximately over 5000 square feet and the bar is approximately 3500 sf. There is parking for over 75 cars on paved parking. The multi unit commercial building encompasses approximately 7300 sf separated into 2 units of 4100 sf and 3200 sf but is actually 4 units currently being used as 2. For those who want a restaurant and bar operation, don't miss this opportunity to own and operate this Popular Bar and Restaurant Combined Under One Roof that has been in operation since 1958. Once considered the "hot spot" of Lower Bucks County, retiring owner offers this opportunity to a new and energetic owner. There is Seating Capacity for 220 Guests in the Restaurant in 3 distinct eating areas (one being an all glass atrium) with additional seating for 20 at the bar inside the restaurant. There is a separate bar/pub for those whose just wish to have casual conversation with lite fare that has a separate entrance in addition to the restaurant and has seating for 150 Patrons which serves as a bar and was once a popular niteclub with live entertainment that could be reactivated, if so desired. Both Have Full Service Bars and a PA State Liquor License is Included. Included on the Site is a detached separate multi unit commercial building that is leased for added income to supplement the mortgage. There is a new roof and HVAC in the restaurant/bar building that has been installed in the last 6 months. This property is located in the enterprise zone and qualifies for special very low rate financing available with up to 90% LTV through BCEDC. Brand new super Wawa is being completed directly next to this site along with a new traffic lighted corner.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.8 acre (lot size)

Built: 1965



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