

**45 OLD ROUTE 22
KUTZTOWN, PA 19530**

**FOR
SALE**

\$549,000



**7,100 SF ON
1.67 ACRES**

**RENOVATED RESTAURANT & BAR
WITH SPACIOUS APARTMENT & GARAGE**



**APARTMENT
INCOME
POSSIBILITY**

Come and take a look at this FABULOUS business opportunity!!! Renovations include a brand new 1,200 SF full service bar and outdoor dining area in the building adjacent to the main restaurant structure.

This is a unique opportunity to operate a bar/restaurant with the option to live on site or rent the large 1,700 SF apartment out for additional income. Property includes plenty of storage space and so much more.

**Sale includes Real Estate, inventory, and business. Berks County Liquor License available for separate purchase.

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 **THE James Balliet**
PROPERTY GROUP

kw
KELLER WILLIAMS.
REAL ESTATE

FOR SALE

**OUTDOOR
DINING AREA**



kw
KELLERWILLIAMS.
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**LOCATED ON
OLD RTE 22
NEAR I-78,
RTES 222&100
AND I-476**



1.67 ACRES

(LOT LINES ARE ESTIMATES)



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FOR SALE



**NEWLY
RENOVATED BAR**



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