

RESTAURANT / NIGHTCLUB &
INVESTMENT OPPORTUNITY

FOR SALE

1703 NEW HOLLAND PK
& 1625 EDEN RD
LANCASTER, PA 17601



+1 717 735 6000
1650 Crooked Oak Drive
Suite 310
Lancaster, PA 17601

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1703 NEW HOLLAND PK

- Tax ID 390-58036-0-0000
- ±0.90 Acres
- ±7,750 SF Restaurant / Nightclub
- Occupancy Load: 238
- ±100 Parking Spaces (including 1625 Eden Rd)
- Traffic Count: 20,000 VPD New Holland Pk
- Zoned (B-3) Business District (Manheim Township)
- \$14,490.31 Real Estate Taxes 2021-2022

1625 EDEN RD

- Tax ID 390-45934-0-0000
- ±0.37 Acres
- ±2,034 SF 2-Unit Residential
- Zoned (R-2) Residential District (Manheim Township)
- \$4,100.13 Real Estate Taxes 2021-2022

FURNITURE, FIXTURES & EQUIPMENT

- Fully operable kitchen: stoves, fryers, freezer, refrigerator, dishwasher
- Silverware, flatware, glassware, stemware, pots & pans
- Fully automated table ordering system for staff
- Tables, chairs, lounge furniture

LIST PRICE

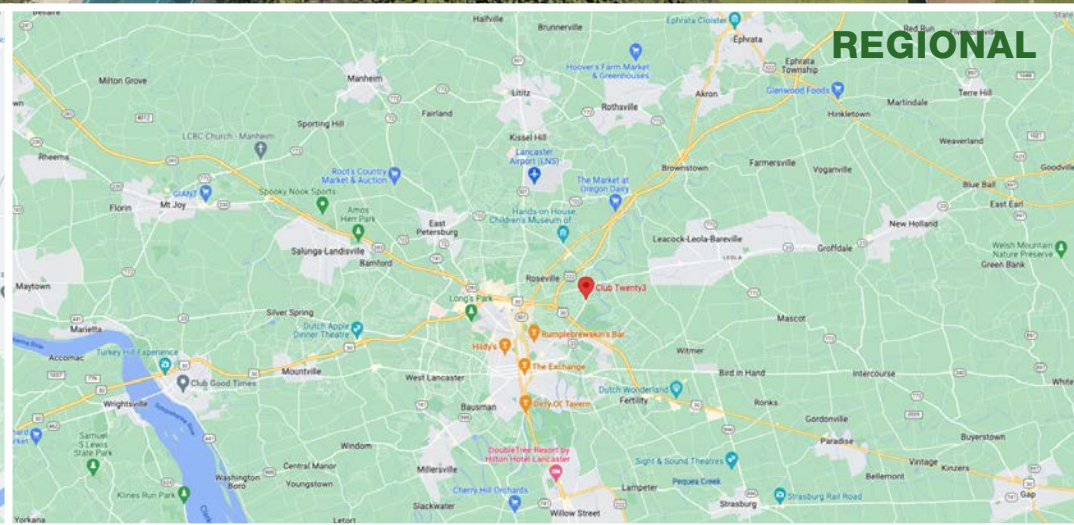
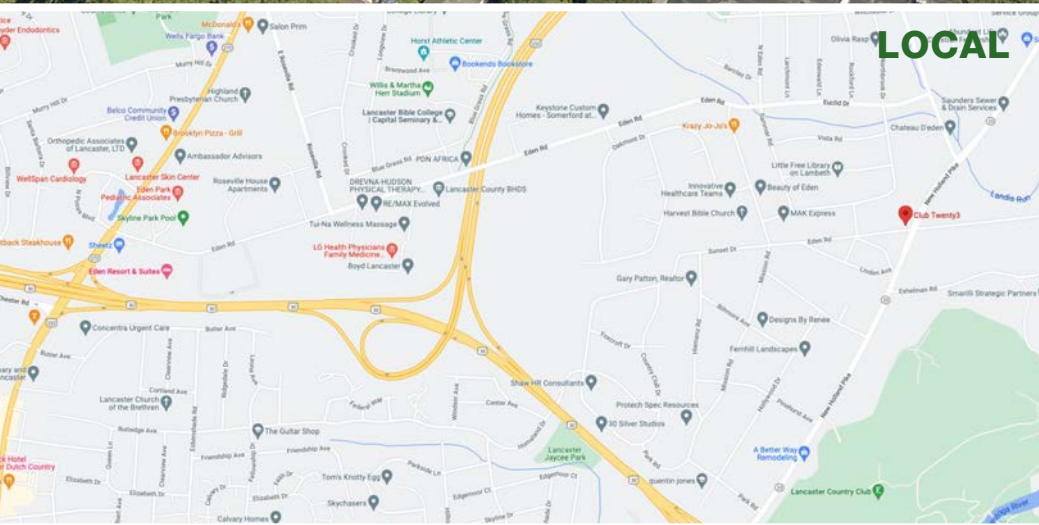
- \$1,650,000 (Real Estate, Retail Liquor License, Furniture, Fixtures & Equipment)
- 1621 Eden Rd also available for sale. See Broker for details



PROPERTY LOCATION



All boundaries are approximate. No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.



For Sale | 1703 New Holland Pk | Lancaster PA



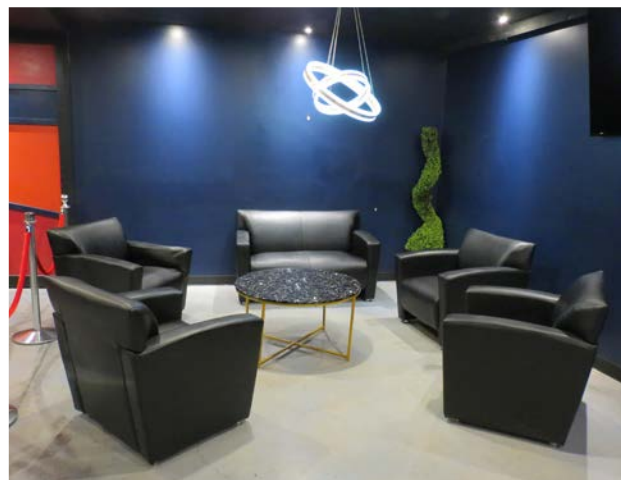
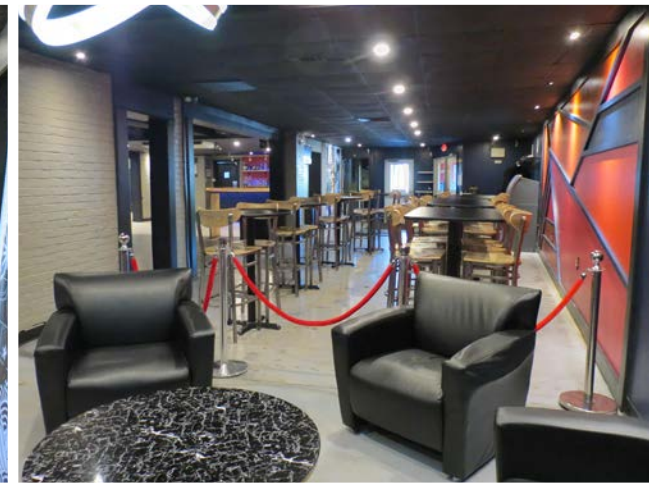
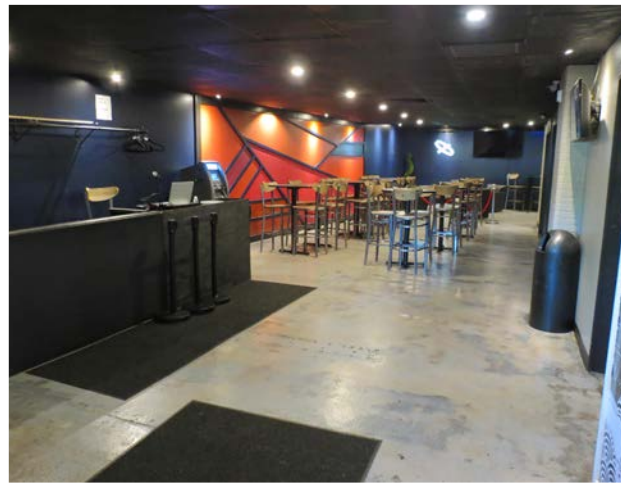
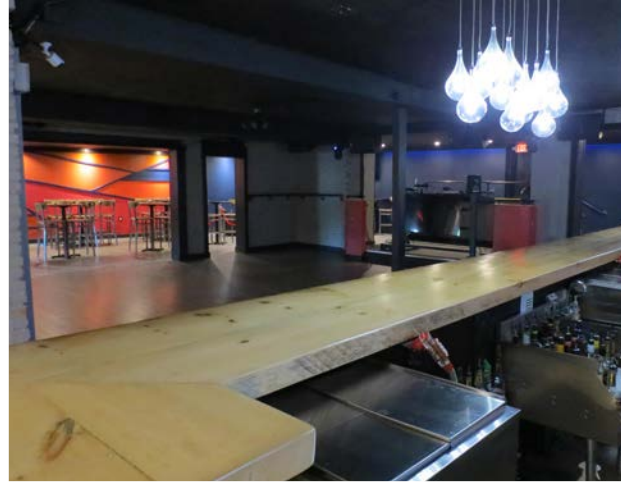
CLUB TWENTY3 EXTERIOR



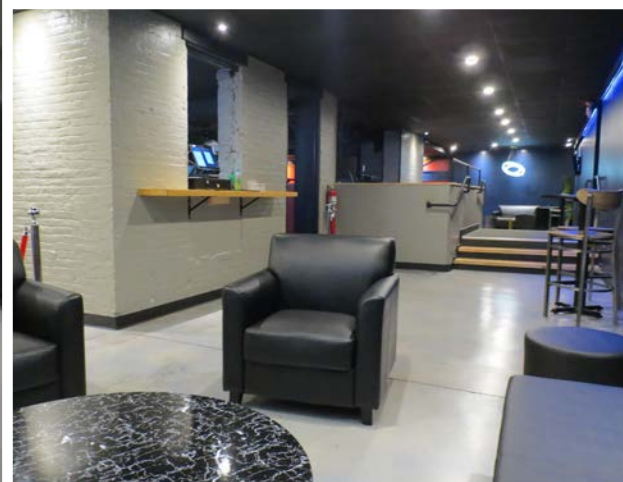
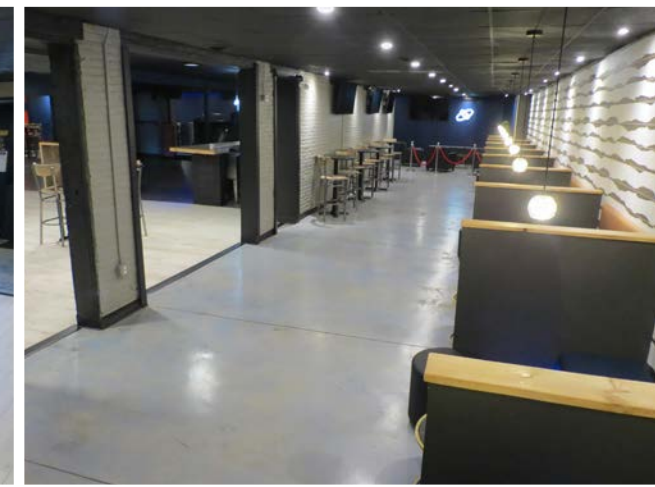
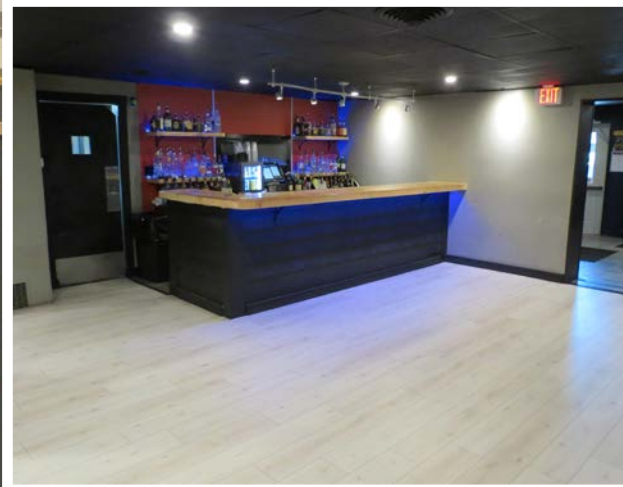
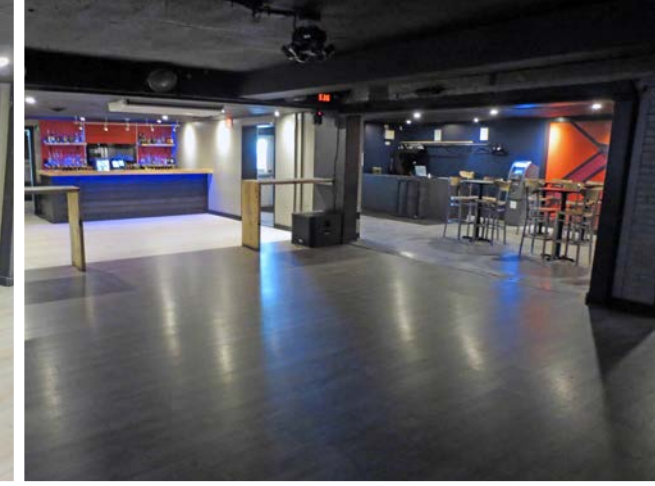
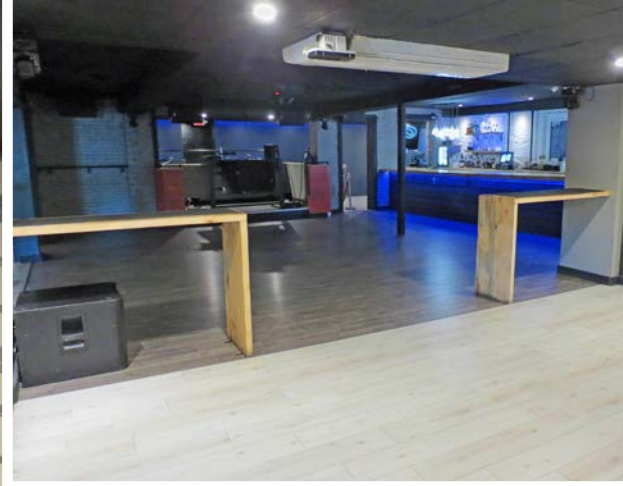
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CLUB TWENTY3 BAR/LOUNGE



CLUB TWENTY3 LOUNGE/DANCE



CLUB TWENTY3 OUTDOOR SEATING



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CLUB TWENTY3 BEHIND THE SCENES



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ZONING OVERVIEW (B-3 BUSINESS)

PURPOSE

It is the purpose of this district to provide for various office and commercial uses for servicing the local area.

PERMITTED USES

- Agricultural operation
- Offices, professional and medical/dental
- Hotels
- Banks and financial institutions
- Retail sales of goods and services
- Personal service businesses
- Convenience stores
- Retail sales of lawn and garden care products
- Public parks and public recreation areas
- Community facilities
- Public utility installations
- Temporary retail sales
- Bed-and-breakfast establishments
- Cafe/restaurants with or without outdoor dining
- Dwelling units in combination with professional offices
- Restaurants in combination with professional offices
- Veterinary office
- Telecommunications tower
- Municipal Uses

SPECIAL EXCEPTION USES

- Motor vehicle washing facilities
- Day-care centers
- Educational institutions
- Retail sales of alcoholic beverages
- Motor vehicle service stations or garages
- Motor vehicle sales
- Veterinary hospital
- Commercial recreation facilities

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Lancaster, Pennsylvania

Lancaster County offers the best of everything – easy living in a bucolic setting, but with the modern amenities and cultural attractions that many people desire. A vibrant arts and entertainment scene, high quality healthcare options, local colleges and an abundance of regional events and attractions make Lancaster County the ideal place to settle and grow.

As one of the oldest inland cities in the United States, Lancaster City is rich with history and unique architecture. Established in 1742, the City is home to a diverse population of 60,000 and covers seven square miles. Lancaster City features a broad range of cultural events and offerings, including art galleries, the performing arts, museums, shopping districts, and dining and entertainment options.

Newsweek includes Lancaster in its 50 Best Places to Live. Forbes puts Lancaster in its Top 10 Coolest Places and Kiplinger's recognizes Lancaster in its Top 9 Best Places to Retire. The recognition is an organic outcome of decades of work that is shaped by strong community values and a sense of identity.

Demographics

	1 Mile	3 Miles	5 Miles
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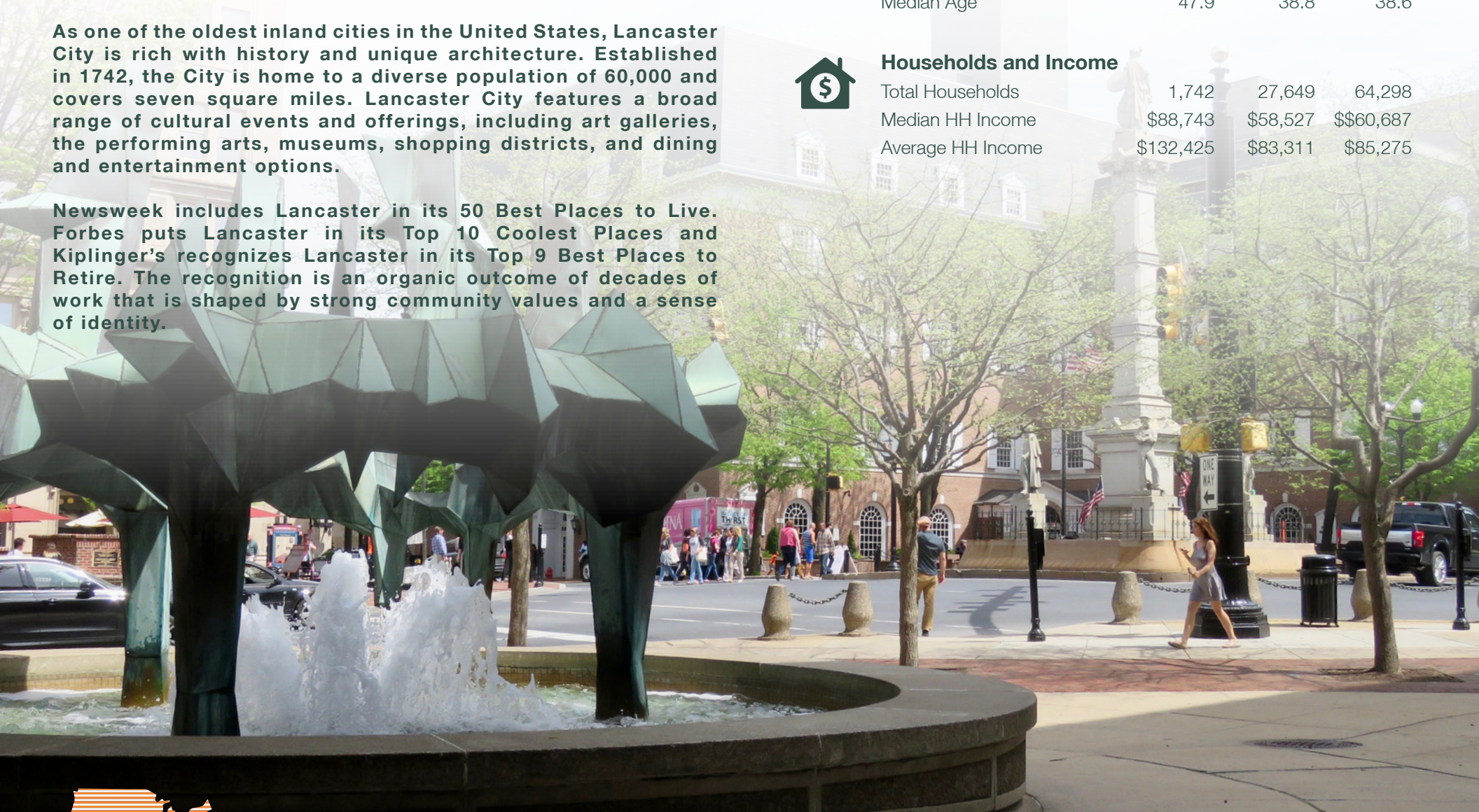
Population

Daytime Population	4,752	71,799	165,788
Median Age	41,970	85,976	133,092
	47.9	38.8	38.6



Households and Income

Total Households	1,742	27,649	64,298
Median HH Income	\$88,743	\$58,527	\$60,687
Average HH Income	\$132,425	\$83,311	\$85,275





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