

Tax Map



★FOR SALE★

**3572 Lincoln Highway East
Kinzers, PA 17535**

**Updated 9,690 Sq. Ft. 3 Story Building
1st Floor-Fully Furnished Restaurant/Bar
2nd & 3rd Floors w/ Plans for 6 Apts
Onsite Parking Lot for 25+ Cars
Zoned Village Mixed Use
Paradise Twp – Pequea Valley School District**



\$575,000.00



Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Listing Agent: Stephen J. Barr
steve@barr1.com
www.barr1.com

ADDRESS: 3572 Lincoln Highway East, Kinzers, PA 17535

PRICE: \$575,000.00

OWNER: Michael A. & Judie L. Narducci

LOT DESCRIPTION: .23 Acres +/- (Plot Plan on Back)

TAX PARCEL: 490-95134-0-0000

DEED REFERENCE: 5211-457

ZONING: Village Mixed Use

WATER: Well

SEWER: Public

TAXES: YEAR: 2019

\$6,279

School: Pequea Valley

\$1,224

County: Lancaster

\$466

Municipal: Paradise Twp.

\$7,967

TOTAL

Includes 50% Ownership of tax parcel 490-07309-0-0000, a .24 Acre +/- Lot. Adjoining property to East and used as shared parking with former firehouse current owners

★DIRECTIONS★

From Route 30 and Route 41 at Gap take Route 30 West to the Village of Kinzers to Property on Left.

The information contained in this brochure is believed to be accurate, but is not guaranteed.

★FEATURES★

Large remodeled building containing 9,690 sq. ft +/- of 3 floors. 1st floor contains a 3,230 sq. ft. fully furnished restaurant with over \$100,000 in updated equipment. Includes a 28+ seat bar, table and booth seating for 75+, complete modern kitchen, 3 public restrooms and more. Turnkey opportunity and ready to walk in and open up. 2nd and 3rd floors have been gutted with plans for 6 apartments included.

Exterior of building updated with:

- new rubber roof;
- new insulated windows;
- new spouting;
- new paint;
- 2 new central A/C units for restaurant area; and
- updated plumbing and electric.

Zoned Village Mixed Use with many permitted uses. No liquor license included, but option exists to serve alcohol.

See listing agent for details.

Great investment opportunity of a well built updated building with many uses possible. Don't miss it.

Visit our website www.barr1.com for photos and equipment list