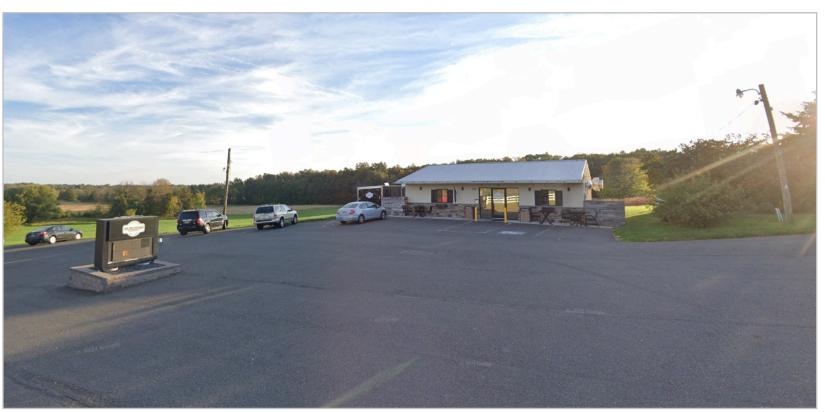


AVAILABLE FOR SALE

### \$1,250,000

# **MONTGOMERY COUNTY RESTAURANT & REAL ESTATE**



#### LOCATION: 397 Swamp Pike, Royersford, PA 19486

#### **PROPERTY HIGHLIGHTS:**

- Well Established Restaurant Business with Real Estate
- Limerick Italian Kitchen Est.2005
- ♦ 98% Take-out
- ✦ Great Long Term Sales & Income

- ♦ 2 AC of Ground w/ 2,100 SF Building
- Located in one of the Fastest Growing Counties
- MANY Possibilities to Expand the Building Footprint & the Business!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Chris Yangello Cell: 610-716-4020 Office: 610-359-9700 Cyangello@capitalcomre.com



# AVAILABLE FOR SALE

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