



MONTGOMERY COUNTY RESTAURANT & REAL ESTATE



**AVAILABLE
FOR SALE**

\$1,250,000

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

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.



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