

Restaurant/Catering

For Sale | Investment  
Opportunity

# 1907 John Fries Highway

QUAKERTOWN, PENNSYLVANIA



**PRESENTED BY:**

**John Wilson**

Vice President | Investment

DIRECT +1 717 736 8725

EMAIL [john.wilson@colliers.com](mailto:john.wilson@colliers.com)

**Phillip Sprenkle**

Associate | Investment

DIRECT +1 717 736 8724

EMAIL [phillip.sprenkle@colliers.com](mailto:phillip.sprenkle@colliers.com)

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# Offering Summary

- **Strategic Location Off Exit 44 of PA Turnpike with over 50,000+ Vehicles a Day**
- **Property Neighbors Four National Hotels**
- **Building Includes All FF&E, Along with Bucks County R Liquor License**
- **Additional Development Opportunity up to 40,000 SF**
- **Excellent Demographics:  
Average Household Income Over \$101,112**

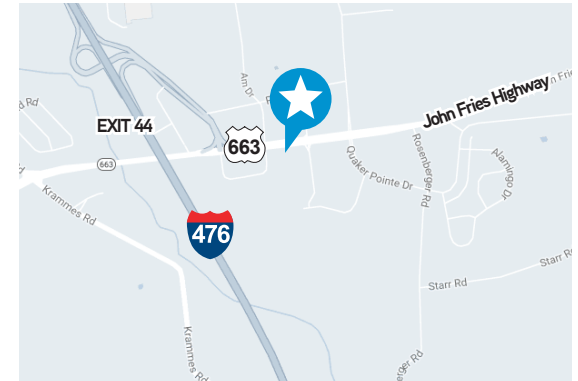
Colliers International Group has been retained as exclusive agent to present exclusively for sale 1907 John Fries Highway in the quaint town of Quakertown, PA. The property is a restaurant/bar facility is 9,300 sf, single story, vacant building set on 3.72 acres.

The first floor has large lobby area, an office, a storage area, three dining rooms, bar area, kitchen, two restrooms, patio and a walk-in freezer. The partial basement has storage, mechanical room and a walk-in

cooler. Spacious parking lot with overhead lighting and landscaped islands with 190 parking spaces.

Included in the sale price of the property is a Bucks County R liquor license valued at \$250,000 along with a great selection of furniture, fixtures, and equipment making this a excellent turn-key opportunity. The liquor license and FF&E can be purchased separately. In addition to the existing building, there is a development opportunity of 40,000-square foot, two-story building with a 20,000-square foot footprint.

Quakertown is a borough in Bucks County, Pennsylvania with a population of 8,979. The average household income is \$101,112 within a one-mile radius of the property. Strategically located off of the PA Turnpike, the property has great visibility with 50,000+ vehicles passing by each day. The property is host to a number of annual and semi-annual events, including events the neighboring hotels refer to the property due to fully booked conference centers.



## Please Contact:

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**COLLIERS INTERNATIONAL**  
300 N. Second Street  
Suite 1203  
Harrisburg, PA 17101  
+1 717 730 3752  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)

## 1907 JOHN FRIES HIGHWAY | EXECUTIVE SUMMARY

Materials contained in this Investment Offering are confidential, furnished solely for the purpose of considering the "AS IS" acquisition of 1907 John Fries Highway, Quakertown, PA (the "Property") described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International and Owner. No representations, expressed or implied are made as to the foregoing matters by Owner, Owner's property management/ leasing agent, Colliers or any of their officers, employees, affiliates and/or agents.

## Offering Summary

Price	\$2,950,000
Net Operating Income	\$0.00
Capitalization Rate	N/A Vacant
Price Per SF	\$318.00
Lease Type	Vacant
Gross Leasable Area	9,278
Year Built/Renovated	2005 / 2007
Lot Size	3.74 Acres