

**FOR SALE**

# Wissahickon Bar and Bistro

**5109-11 ROCHELLE AVE  
PHILADELPHIA, PA 19128**

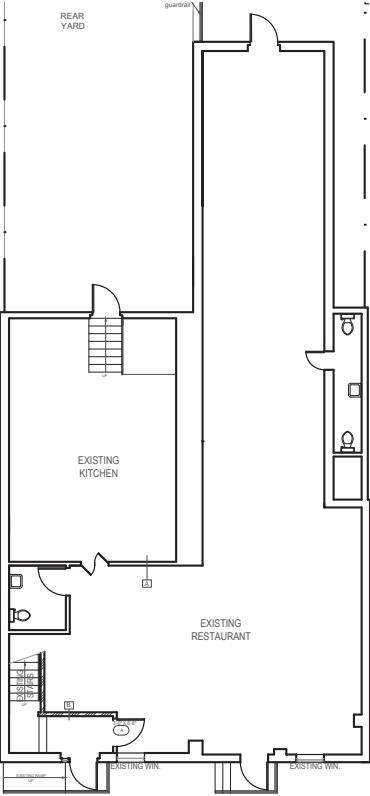
- Immediate Value-Add Business & Real Estate opportunity. Hours of operation are presently 3pm to close, 5 days per week.
- Upper floors raw and ready for residential conversion or restaurant & bar expansion to include a Roof Deck.



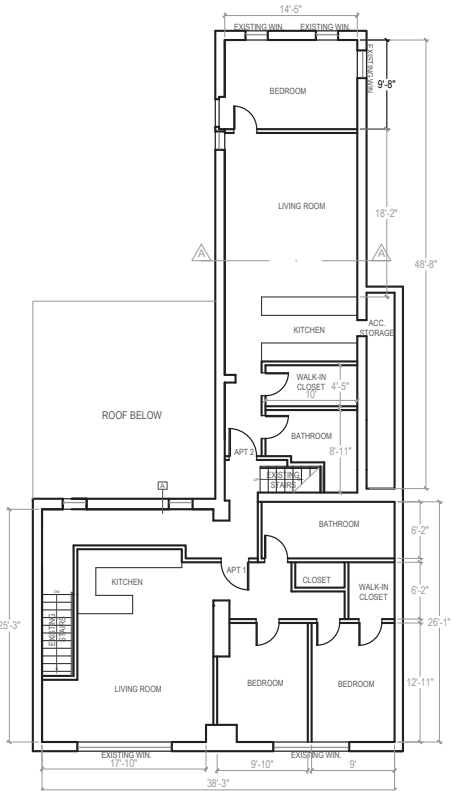
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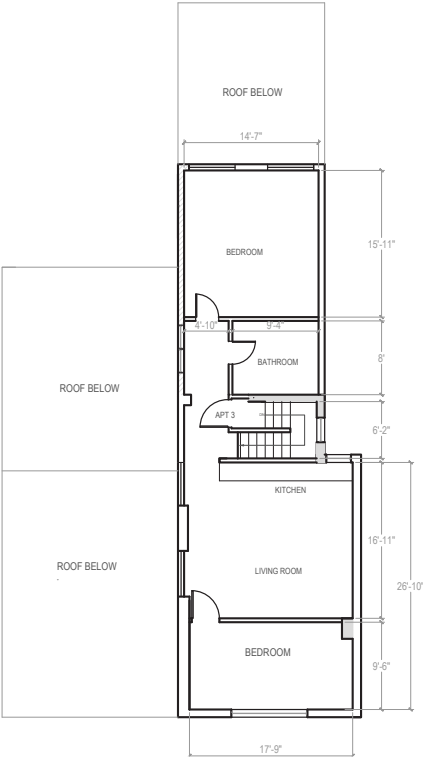


1ST FLOOR



2ND FLOOR  
751 SF

*\*proposed floor plan*



3RD FLOOR  
930 SF

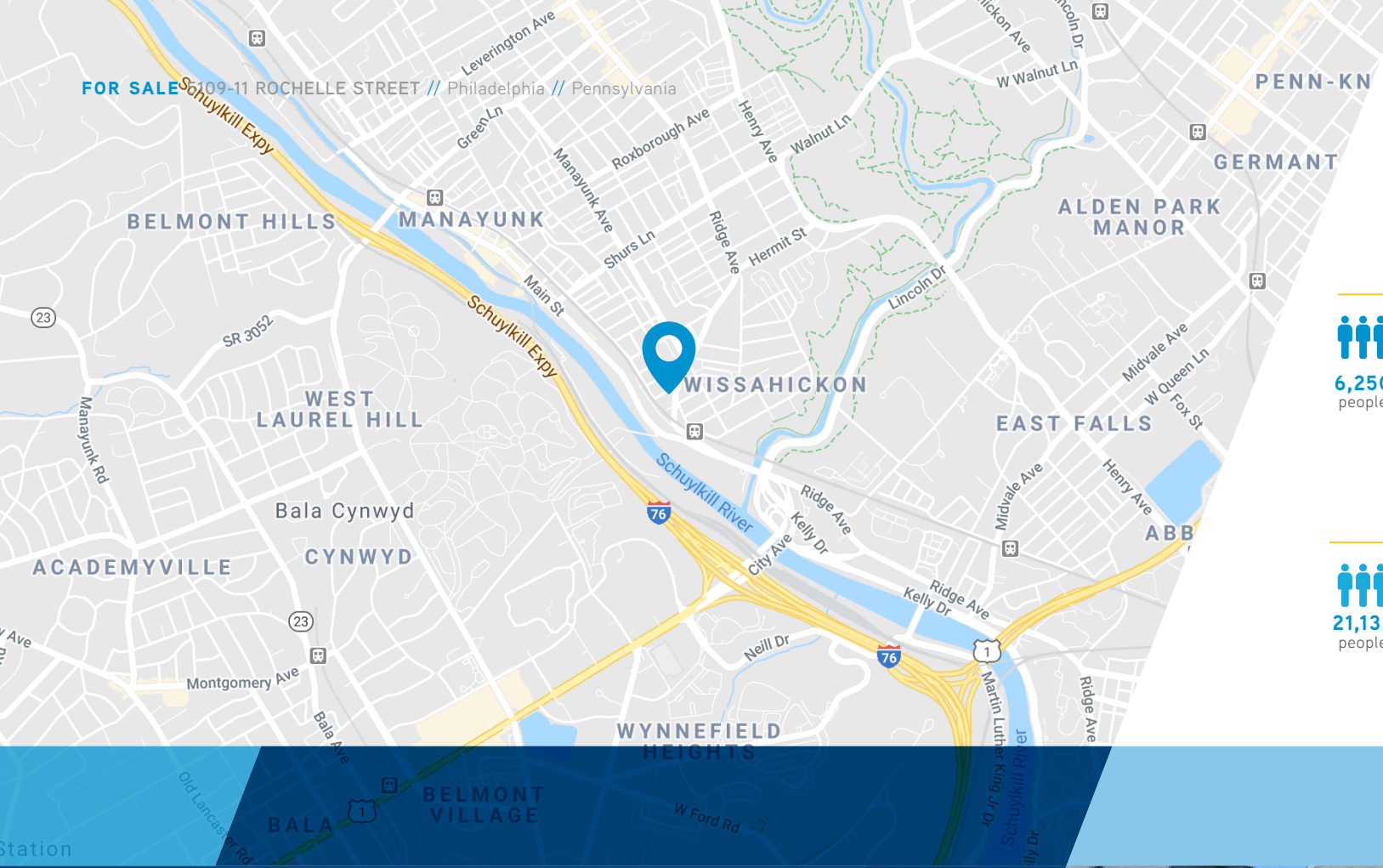
*\*proposed floor plan*

BUILDING SPECIFICATIONS

Property Type	Restaurant and Bar
Zoning	CMX-2; commercial mixed-use district
Land Area	3,490 SF (0.08 acres)
Principal Improvements	A two-and-part-three-story 5,427 SF stucco on brick masonry restaurant and bar, built circa 1910
Tax Parcel No.	.88-2864101.
Location	Located across the street from Wissahickon Train Station and a brand new residential complex by Rock Construction and Development
Access	Excellent access to major city routes via Ridge Ave, Lincoln Drive, City Ave, Route 76 and SEPTA Bus 9 & 65
Additional Amenities	Sale includes liquor license and all furniture, fixtures & equipment







## Demographics

### WITHIN 1/2 MILE



**6,250**  
people



**3,019**  
households



**\$96,824**  
average HHI



**3,270**  
employees

### WITHIN 1 MILE



**21,132**  
people



**10,406**  
households



**\$83,133**  
average HHI



**17,859**  
employees

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