

FOR SALE

RESTAURANT AND REAL ESTATE

CHESTER COUNTY | PA



58 S. THIRD STREET | OXFORD, PA 19363

Property **HIGHLIGHTS**

- Turn-Key Business and Real Estate Sale
- Price Supported by Recent Appraisal and Business Valuation
- Established Restaurant and Banquet Hall
- +/- 25-Year Operational History
- 200-Person Seating (50 Restaurant / 150 Banquet Hall)
- Located in Pending New Mixed-Use Development Corridor
- Local Favorite With Loyal Following
- 7,200 SF Building With Attic and Potential Expansion
- Fully Fixtured Kitchen With Multiple Hoods
- Center of Borough on Main Corridor
- Adjacent Public Parking Facility and Ample On-Street Parking
- Real Estate, Business, and All Furniture, Fixtures, and Equipment Included



SALE PRICE: \$1,875,000

Property **PHOTOS**



Property **OVERVIEW MAP**



Regional AERIAL MAP



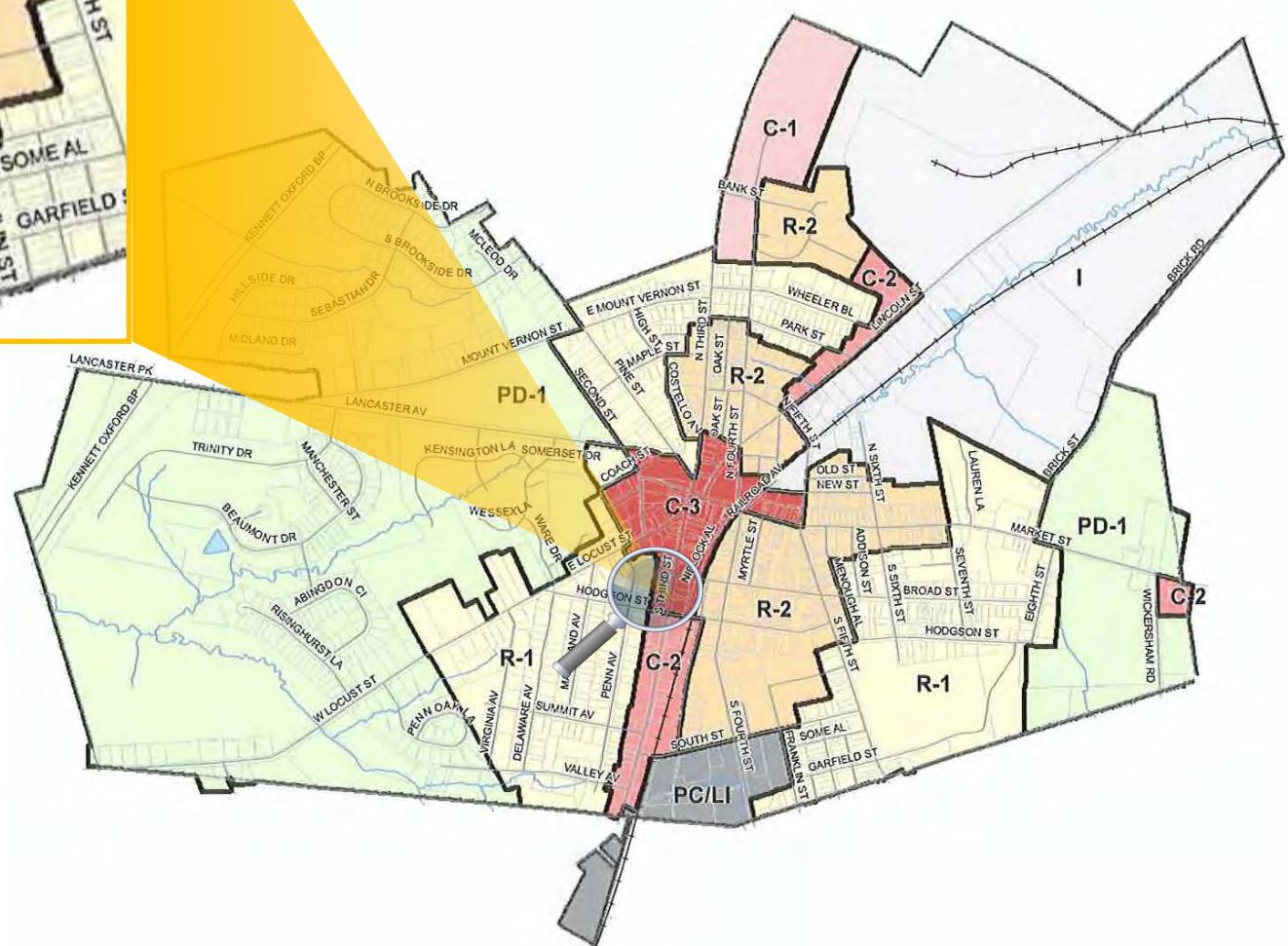
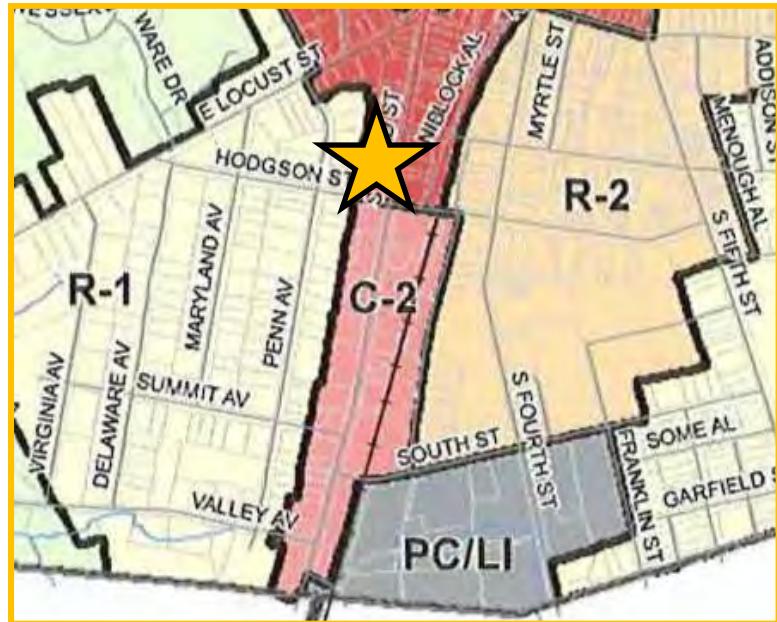
Town Center AERIAL MAP



- 1—Pending Mixed-Use Residential/
Retail Redevelopment Site
- 2—Don Rollo's
- 3—Property Site
- 4—NEFF Physical Therapy
- 5—Lamb McErlane Attorneys
- 6—Presence Bank
- 7—U.S. Post Office
- 8—Edward Jones
- 9—Octoraro Tavern
- 10—SawMill Grill
- 11—"Kings Cross" Redevelopment
Site Mixed-Use Project 40+ Apartments w/ Retail and 350 Seat Theater
- 11—Dubarry of Ireland
- 12—Wholly Grounds
- 13—Lola's Lots of Love Apparel
- 14—Jackson and Haines
- 15—D'Amico Law
- 16—NAPA Auto Parts
- P1—Public Parking 266 Cars
- P2—Public Parking 55 Cars

ZONING MAP

**All zoning information should be independently verified with governing municipality



ZONING: C-3
CENTRAL
BUSINESS
DISTRICT

ZONING INFORMATION



**All zoning information should be independently verified with governing municipality

Chapter 27. Zoning

Part 9. C-3 CENTRAL BUSINESS DISTRICT

§ 27-902. Permitted Uses.

[Ord. 593, 4/8/1986; as amended by Ord. 598, 9/9/1986; by Ord. 622, 12/29/1987; by Ord. 690, 12/20/1993; by Ord. 704, 6/12/1995; by Ord. 760, 10/13/2003, § III; by Ord. 770, 1/10/2005, §§ 1-3; by Ord. 782, 12/19/2005, § 3; by Ord. 797, 12/18/2006, § 2; and by Ord. 870, 7/8/2013, § 2]

1. For any property within the C-3 Central Business District that has frontage on 3rd Street and/or Market Street, the following uses, individually or in combination, shall be the only uses permitted in the first 35 feet in depth of the first floor/ground floor of any building:

A. Uses Permitted by Right.

- (1) Retail business establishment for the sale of goods including, but not limited to, appliances, clothing, pharmaceuticals, flowers, food, furniture, hardware, household supplies, liquor, newspapers, stationery, and tobacco.
- (2) Personal or household service establishment, including, but not limited to, barbershop, beauty shop, laundry and dry-cleaning shop, shop renting household goods and appliances, tattoo parlor, and tailor shop.
[Amended by Ord. No. 919-2018, 6/18/2018]
- (3) Restaurant, fast-food restaurant, and fast-food restaurant with drive-in service, except that no access lane used exclusively for drive-in service shall have direct access to 3rd Street or Market Street.
- (4) Farmers market, growers market.
- (5) Professional or business office.
- (6) Bank and fiduciary institution.
- (7) Outdoor cafe, in accordance with § 27-1330.
- (8) Municipal use.
[Added by Ord. 906, 6/19/2017]
- (9) Public parking lot or public parking garage.
[Added by Ord. 906, 6/19/2017]

B. Uses Permitted as Conditional Uses. The following uses are permitted when approved as a conditional use by Borough Council. In addition to compliance with any specific standards cited herein, any proposed conditional use shall comply with the procedures and standards contained in § 27-2009 of this chapter.

[Amended by Ord. 906, 6/19/2017]

- (1) Shop for the repair and cleaning of goods sold in establishments permitted in Subsection 1A(1), other than laundry and dry-cleaning shop.

- (2) Private parking lot or private parking garage.
- (3) Hotel/inn.
- (4) Bed-and-breakfast operation, in accordance with § 27-1322.
- (5) Medical center or clinic.
- (6) Indoor entertainment, in accordance with § 27-1324.
- (7) Indoor recreational use, in accordance with § 27-1324.
- (8) Day care center.
- (9) Medical marijuana dispensary, in accordance with the terms of § 27-1331 of this chapter.
[Added by Ord. No. 938-2020, 3/2/2020]

2. Within those areas and buildings in the C-3 District not subject to the terms of Subsection 1, above, the following uses shall be permitted, individually or in combination, within any single structure:

A. Uses Permitted by Right.

- (1) Any use permitted under the terms of Subsection 1A, above.
- (2) Shop for the repair and cleaning of goods sold in establishments permitted in Subsection 1A, above, other than laundry and dry-cleaning shop.
- (3) Municipal use.
- (4) Private or public parking lot or garage.
- (5) Hotel/inn.
- (6) Bed-and-breakfast operation, in accordance with § 27-1322.
- (7) Medical center or clinic.
- (8) Apartments when in conjunction with a permitted use in accordance with the terms of this section, provided that such residential use not occupy the ground floor of buildings.

B. Uses Permitted as Conditional Uses. The following uses are permitted when approved as a conditional use by Borough Council. In addition to compliance with any specific standards cited herein, any proposed conditional use shall comply with the procedures and standards contained in § 27-2009 of this chapter.

- (1) Indoor entertainment, in accordance with § 27-1324.
- (2) Indoor recreational use, in accordance with § 27-1324.
- (3) Day care center.
- (4) Public library.
- (5) Medical marijuana dispensary, in accordance with the terms of § 27-1331 of this chapter.
[Added by Ord. No. 938-2020, 3/2/2020]



CONTACT US

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