

FOR SALE

TURNKEY FULLY OPERATING **PIZZERIA RESTAURANT & REAL ESTATE**

HEART OF DELAWARE COUNTY

PROPERTY HIGHLIGHTS:

- Rare opportunity to acquire a fully operating, turnkey pizzeria with the real estate, business, and all FF&E included
- Prominent high-visibility location along a major corridor in the heart of Delaware County (±57,000 VPD)
- Established business with strong existing customer base and proven operations
- ±2,200 SF standalone building with additional large outdoor enclosed storage building
- Fully equipped commercial kitchen with pizza ovens, prep areas, walk-in cooler, walk-in Sub-Zero freezer, and hood system
- 30+ parking spaces
- Efficient layout designed for high-volume service, delivery platforms, and in-person dining
- Premier signage opportunity
- Strong upside potential through expanded hours, catering, and delivery
- Seller prepared to commit to transition period

CONTACT

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