301 Walnut Street

Royersford, PA 19468

±6,235 SF Restaurant/Bar/Micro-Brewery Available For Sale



J.C.BAR

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224 St. Charles Way, Suite 290
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Questions? Contact Us.

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About Lost Planet

A standout hospitality asset has just hit the market in Royersford Borough. With its established brand presence and loyal local following, this is an opportunity to acquire a business that's already woven into the fabric of the community.

Lost Planet Brewing Company is a beautifully converted historic firehouse now serving as a destination restaurant and brewery. The property's unique architectural character, combined with its high-visibility location on Walnut Street, makes it a true standout in Royersford's growing dining and entertainment scene. Fully turn-key and ready for its next owner.

This building is available for purchase, with the operating business and FF&E potentially included if price and terms align. This flexibility allows buyers to pursue the deal structure that best fits their investment strategy, whether that's a real estate play, a business acquisition, or both.



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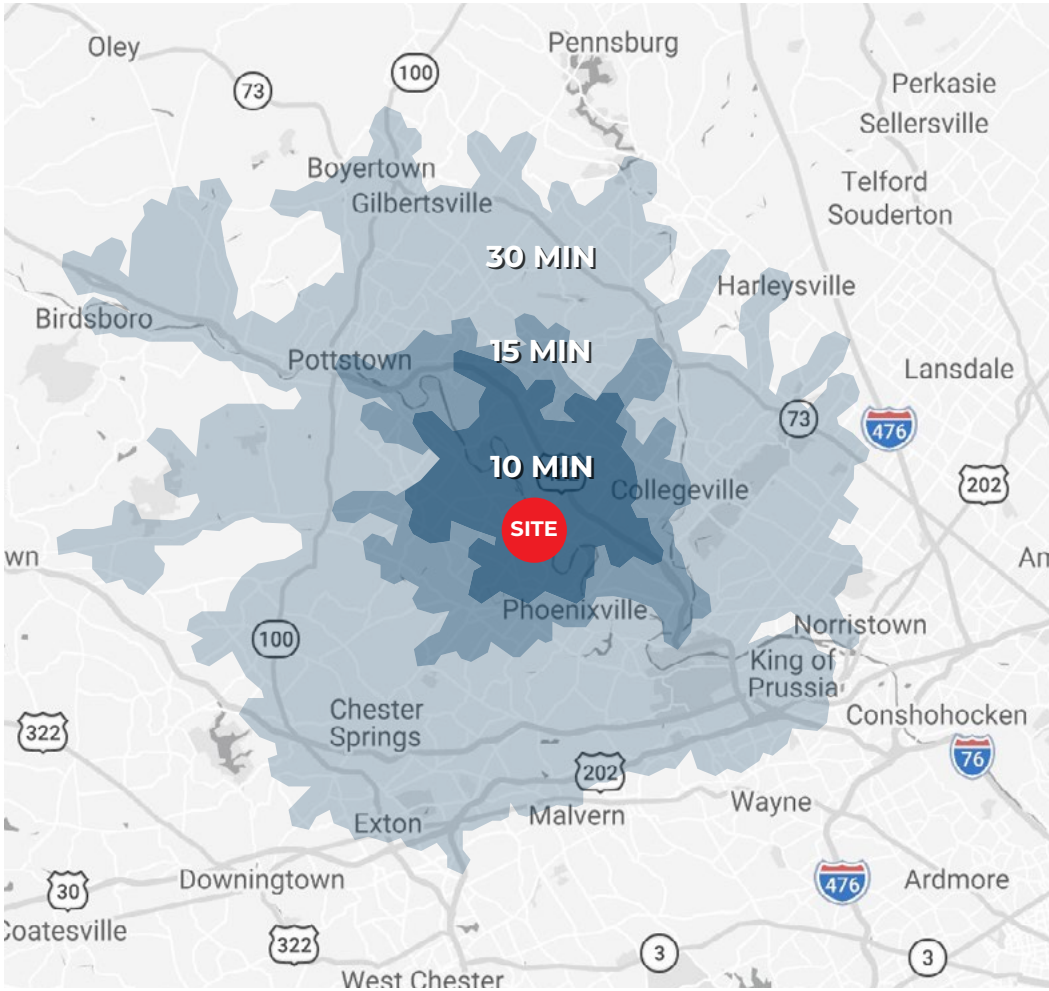
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Highlights

- Fully built-out commercial kitchen
- Existing brewery production infrastructure
- 3-phase electric
- Fully Sprinklered Building
- Flexible future mixed-use potential
- Walkable through downtown Royersford Borough and close proximity to Route 422
- Surrounded by FREE public parking lots
- Zoned CB: Central Business
- **Purchase Price: $2,400,000**

Demographic	10 Min	15 Min	30 Min
Population	*56,646*	*126,993*	*433,852*
Households	*22,865*	*50,731*	*169,374*
Avg HH Income	*$159,874*	*$155,269*	*$165,897*
Daytime Employees	*23,886*	*49,514*	*263,626*



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★ Article XIII CB Central Business District

§ 475-84Permitted uses.

In a CB Central Business District, a building may be erected, altered, or used, and a lot may be occupied for any of the following uses and no other:

A. Retail sales establishment or service shop.

B. Personal service shop.

C. Hotel, tourist home, or rooming house for transient use only.

D. Restaurant or tavern, excluding drive-in and fast-food restaurants.

E. Business or professional office; studio.

F. Bank or other financial institution, excluding drive-in facilities.

G. Club or lodge.

H. Multifamily dwellings, in compliance with the requirements of Article VII, R-3 Residence District, for multifamily dwellings.

I. Mixed-use structures containing any combination of permitted uses, providing that residential uses shall be located at or above the second-story level.

J. The following when authorized as a conditional use by the Borough Council:

(1) Indoor recreational facility.

(2) Parking lot or garage.

(3) Bank or other financial institution with drive-in facilities.

(4) Mixed-use structures containing any combination of conditional use or any conditional use(s) in combination with any permitted use(s), provided that residential uses shall be located at or above the second-story level.

(5) Housing for elderly, subject to the requirements set forth in Article VIII herein.

(6) Any use of the same general character as those listed in Subsections A through I above.

K. Accessory uses on the same lot as and customarily incidental to any of the above permitted or conditional uses.

L. Home occupations.

M. Forestry.

[Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

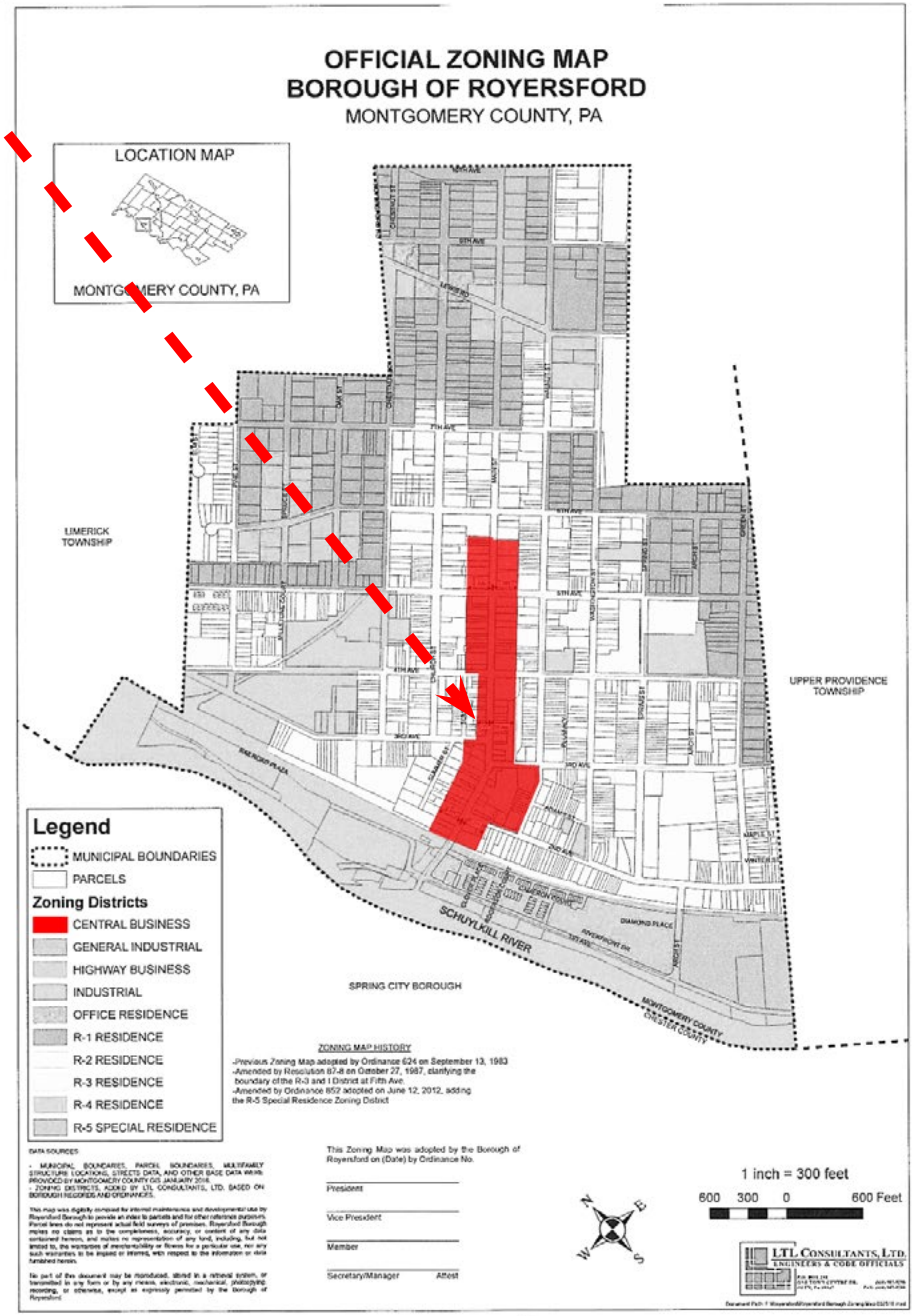


EXHIBIT "A"

Publication, Jan 2020

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Exterior Photos

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Interior Photos

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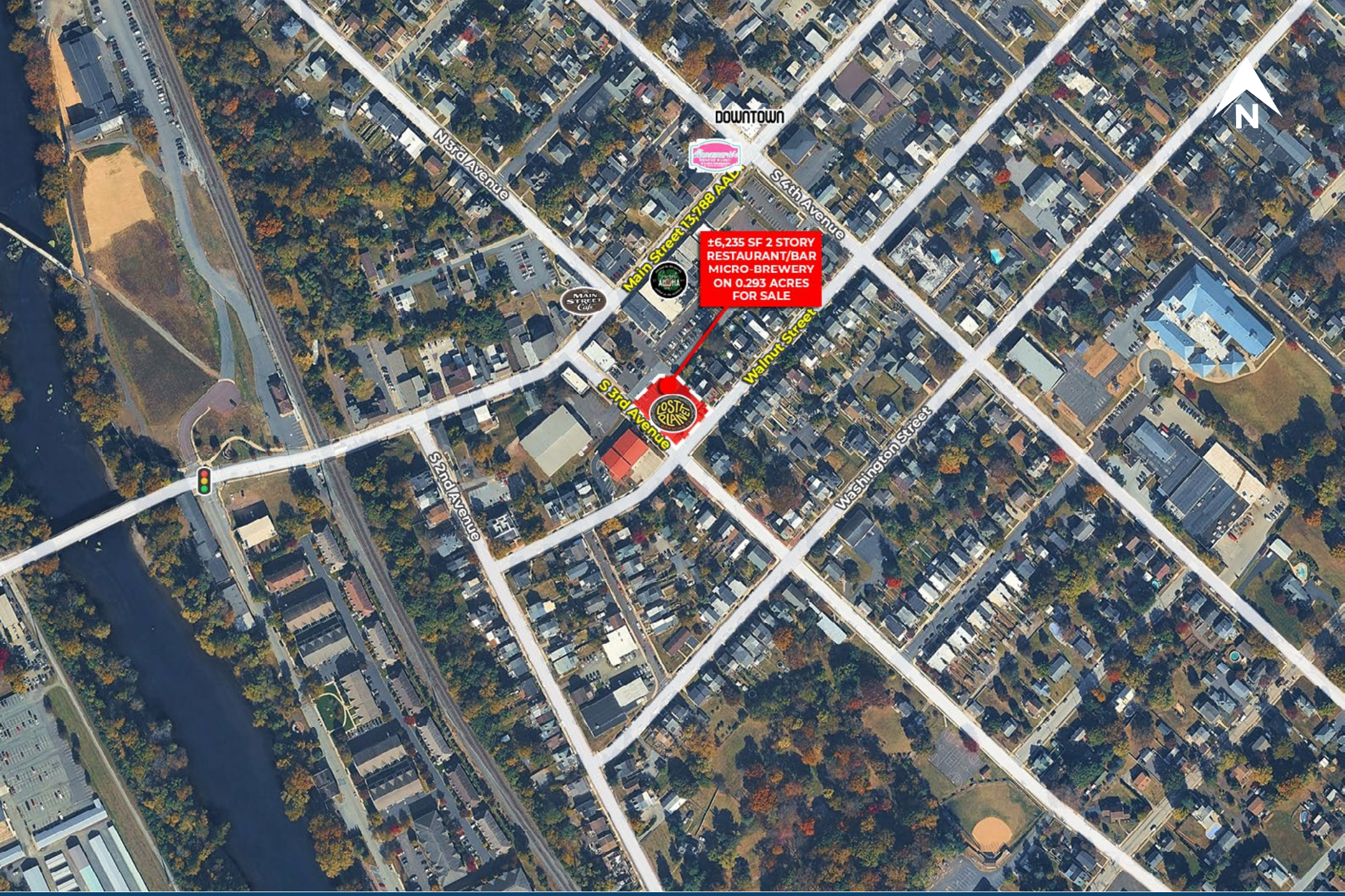
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Zoom Aerial

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Local Aerial

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Market Aerial

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