



## 129 Howertown Rd

129 Howertown Rd, Catasauqua, PA 18032



**Joe Leone**

Coldwell Banker Preferred  
686 Dekalb Pike, Blue Bell, PA 19422  
[jfleone1@gmail.com](mailto:jfleone1@gmail.com)  
(610) 551-5830



# 129 Howertown Rd

\$500,000

6000+Sf 3 story building For Sale. Formerly Richie's Public House. The Bar and restaurant is currently closed but the furniture fixtures and equipment remain just looking for a new owner. There are two bars sporting 20 taps each (40 taps) . 18 flat screen TV's, Pool table, Darts, Shuffleboard table and Jukebox just as you remember. In addition there are two apartments with two bedrooms each and a 2 car garage for additional income. One apartment is currently leased for \$1200/mo and the others is the owners apartment (Could also lease for \$1200/mo.) Garage (\$400/mo) is currently vacant. Here are the details of the front of the house: Bar #1- 12 Barstools and three (3) Four top Pub Tables (24 seats) Bar #2 -14 Barstools, two (2) four top Pub Tables and two (2) Six top tables (34 seats) . Game room has three (3) additional four top tables (12 seats). Total seating = 70. In addition to the bar there is plenty of restaurant equipment including three (3) Pitco Fryers, Vulcan thermostat flat top , 6 gas burner Garland stove with flat top , convection oven and two walk-in boxes. Infrastructure improvements include 4 LG Slim Heat Pump systems located strategically around the bar / restaurant area. This configuration allows for multi climate zones. Each unit is 12,000 BTU's and 13 SEER for efficient heating & cooling. Apartments are heated with a separate gas hot water boiler. There are 3 water heaters. Leased parking for 60 cars. WAIT there is MORE. New Chimney in 2017, All new wood floors in front of the house and there is a new glass washer behind Bar #1 All beer taps have separate

Price:	\$500,000
Property Type:	Retail
Property Sub-type:	Restaurant
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.14 AC
Gross Leasable Area:	6,502 SF
No. Stories:	2
Year Built:	1870
Tenancy:	Multiple
Zoning Description:	R2
APN / Parcel ID:	640818543259-1
Walk Score ®:	70 (Very Walkable)
Transit Score ®:	25 (Some Transit)



## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Auto Locksmith	0	



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