

**1321 W BROAD ST  
QUAKERTOWN, PA 18951**

**RESTAURANT/BREWERY OPPORTUNITY**

**FOR  
LEASE**



**7,000 SF RETAIL SPACE AVAILABLE**

**\$12/SF NNN**

This distinctive brick building is perfectly situated on bustling West Broad Street in the heart of Quakertown, PA.

Originally designed as a brew-house, the property features a partially completed construction that provides an excellent opportunity for a new tenant to bring their vision to life.

Seize the opportunity to establish your business in a prime location within a growing and vibrant community. Contact us today to schedule a showing and explore all the potential this property has to offer!

**ZONED:  
NEIGHBORHOOD  
COMMERCIAL**

**kw**

**KELLERWILLIAMS  
REAL ESTATE**

Each office is individually owned and operated

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# PROPERTY HIGHLIGHTS

- **Renovation Potential:** The building's existing structure is ready for customization, allowing the new tenant to tailor the space to their specific business needs.
- **HVAC System:** Recently installed four split-system heating and cooling units ensure energy efficiency and comfort year-round.
- **Convenient Facilities:** Three ADA restrooms are available, enhancing functionality for both customers and employees.
- **Ample Parking:** Over 50 private parking spaces conveniently located behind the building, providing easy access for clients and staff alike.
- **Modern Finishes:** The property boasts a brand new epoxy floor, offering a durable and attractive foundation suitable for high-traffic.
- **Security:** Has six 360 view brand new Alibi Witness security cameras.



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