



COLDWELL BANKER
COMMERCIAL

CBH



RAILROAD STREET BAR & GRILL

36 Railroad Street, Royersford, PA

OFFERING MEMORANDUM



TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY:

- 4** PROPERTY SUMMARY
PROPERTY DETAILS
- 5** BUSINESS OVERVIEW
- 6** RAILROAD MAGNETS
- 8** FINANCIAL HIGHLIGHTS
- 10** LOCATION HIGHLIGHTS
- 11** DEMOGRAPHICS
- 12** INVESTMENT HIGHLIGHTS
- 13** RESIDENTIAL RENTALS
- 14** OFFERING TERMS
- 15** FURNITURE, FIXTURES & EQUIPMENT
- 18** FLOOR PLANS



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Revenue & expenditures will be shared with serious inquiries.



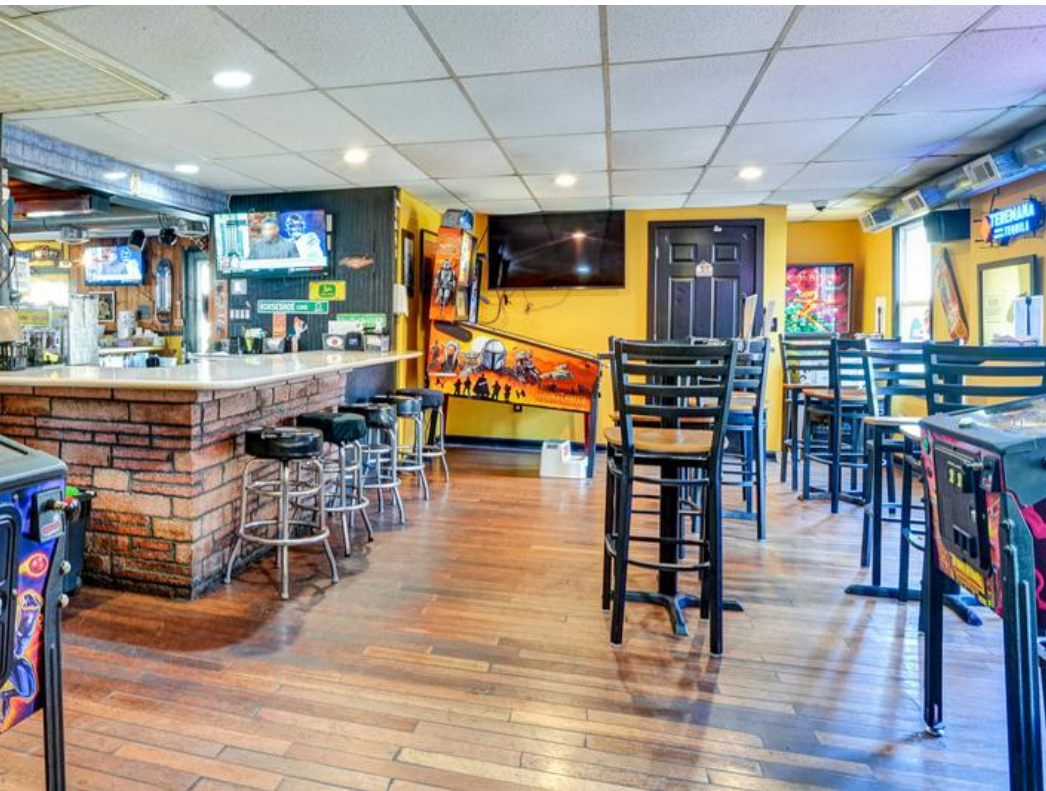
PROPERTY SUMMARY

“The Rail Road – Your go-to neighborhood Bar & Grill... where everyone knows your name!”

Welcome to Railroad Street Bar & Grill – a landmark mixed-use property in the heart of Linfield, PA. Formerly the historic Linfield Hotel, this 11,252± sq. ft. property has been reimaged into a thriving Bar & Restaurant with nine residential units, blending historic character with modern functionality. Situated on a 0.47-acre lot with parking for 90+ vehicles, the property offers a strong community presence and multiple income streams. Adding to its unique value, the sale also includes an adjacent parcel (Tax ID: #37-00-03557-006), opening the door for future development, expansion, or enhanced parking capacity. This rare offering combines historic charm, income stability, and long-term growth potential in a prime location poised for continued demand.

PROPERTY DETAILS

Offering Price	\$3,650,000
Building Size	11,252 sq. ft. (approx.)
Lot size (acres)	.47/Acre
Parking	90+ spaces
Year Built	1850
Renovations	1940, 1999, 2006
Seating Capacity	125+
Residential Dwelling Units	9
County	Montgomery
Township	Limerick



BUSINESS OVERVIEW

Railroad Street Bar & Grill – A Linfield Landmark with Modern Appeal. Once the historic Linfield Hotel, this property has been reimagined into a thriving mixed-use destination that blends timeless character with contemporary success. Today, Railroad Street Bar & Grill stands as both a local favorite and a cornerstone of the community, offering guests great food and a welcoming atmosphere. This rare opportunity delivers more than charm — it provides strong, diversified income potential through its restaurant/bar operations and residential units, all set in a community positioned for continued growth. Whether you are an investor seeking a turnkey property or an entrepreneur ready to lead a beloved local establishment, Railroad Street Bar & Grill represents a one-of-a-kind chance to own a true piece of Linfield's history and future.

MAIN LEVEL

Features a fully operational, well-established bar and dining area, known throughout the region for its legendary grilled cheese sandwiches and iconic magnets – a signature touch that draws loyal patrons and curious newcomers alike.

ABOVE THE RESTAURANT

Multiple well-maintained efficiency-style apartments provide consistent rental income offering immediate cash flow.

ADJACENT TO THE BUILDING

A detached barn/garage features a beautiful new build, spacious 2-bedroom apartment—ideal as an owner's unit, Airbnb opportunity, or additional long-term rental.

KEY ADVANTAGES

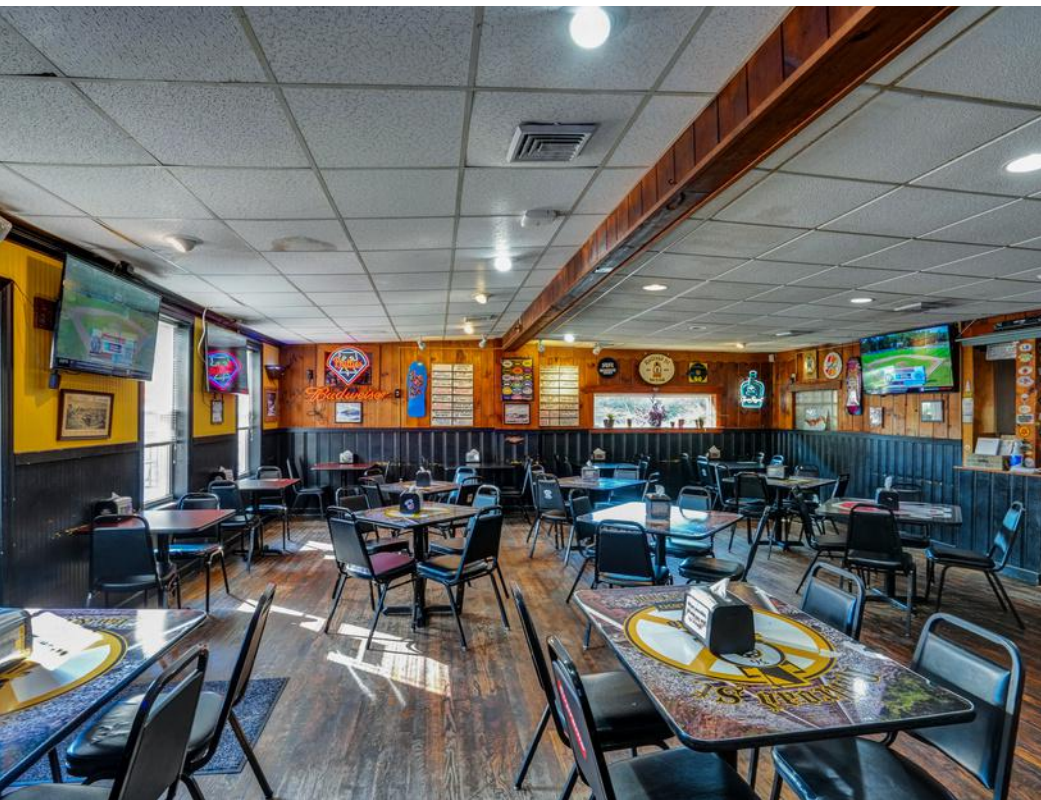
- Turn-key dual offering. Purchase includes the well-established Railroad Street Bar & Grill business (serving guests since 2006).
- Room to earn. 50-seat dining room, 30-seat bar, and 45-seat outdoor patio (~125 + total capacity) support multiple revenue centers, private events, and seasonal service.
- The sale includes an adjacent parcel (Tax ID: #37-00-03557-006), expanding the possibilities for future development or added parking.
- Strategic location. Minutes from Routes 422, 724 & 100, the Schuylkill River Trail, and the Linfield National Golf Club—capturing commuter and recreational traffic alike.





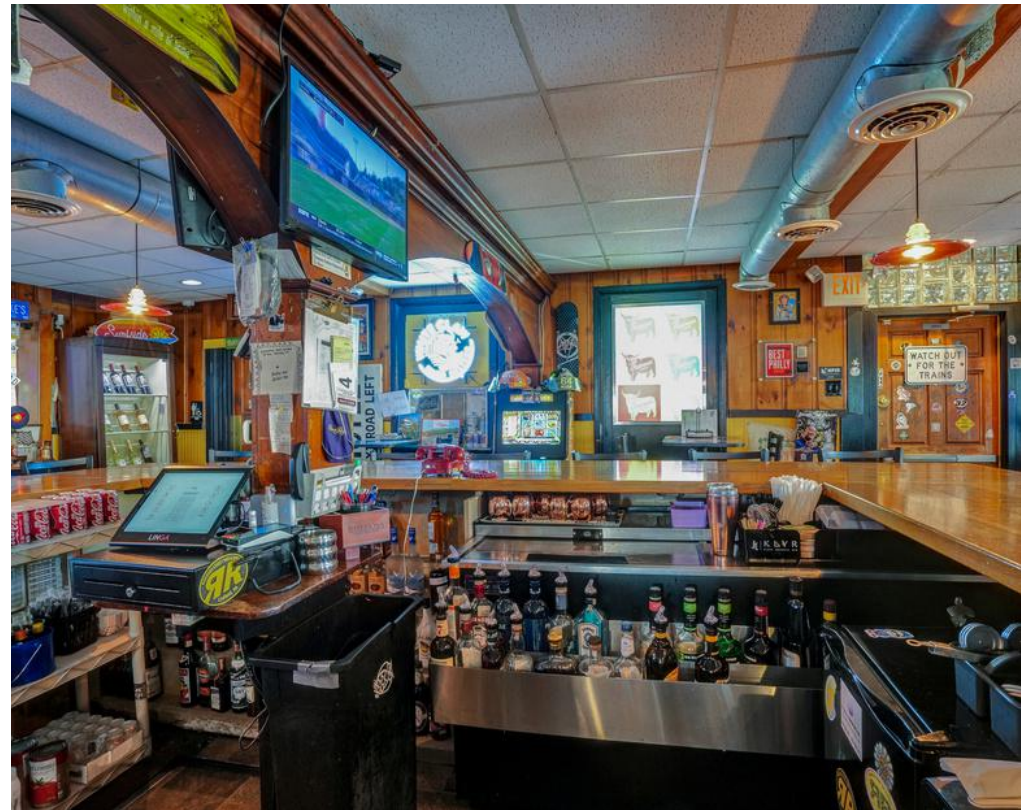
RAILROAD MAGNETS

The iconic RR magnets are not just décor — they are a symbol of the friendships, laughter, and community bonds built here. They represent neighbors coming together to share stories, celebrate milestones, support one another, and enjoy the camaraderie that makes the RR feel like home.



FINANCIAL HIGHLIGHTS

- Stable In-Place Income from multiple revenue centers, private events, and seasonal service.
- Revenue from efficiency-style residential units.
- Financial Information / Profit & Loss Statements available for serious inquiries.
- Growth Potential: Expansion of catering, delivery, and private events.





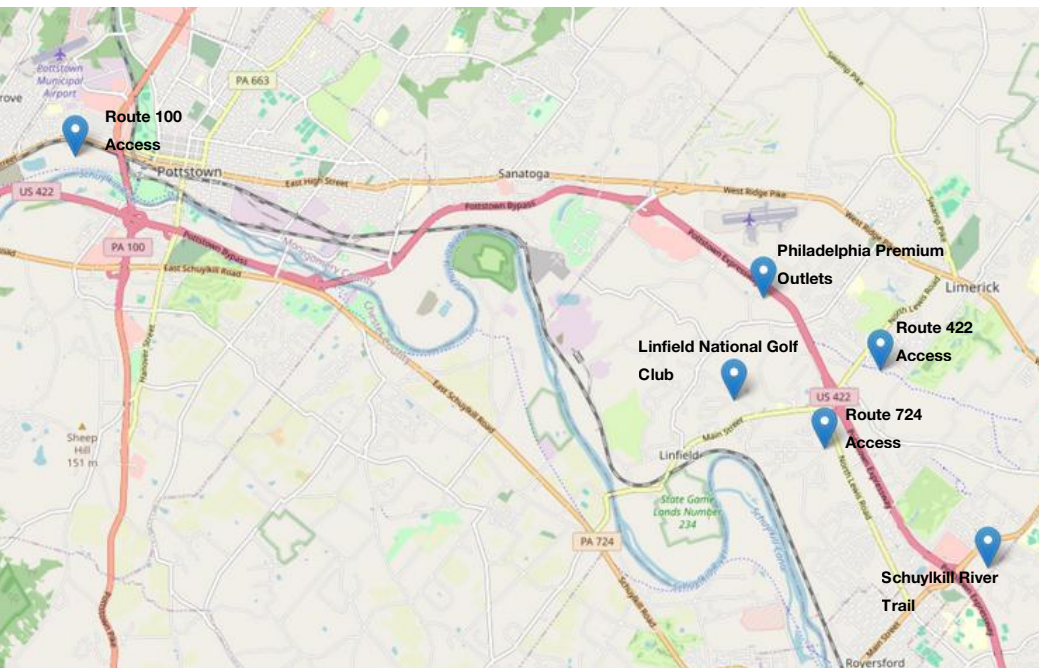
FOR A COMPLETE MENU VISIT RAILROADSTREET.COM/MENU



LOCATION HIGHLIGHTS

Situated in Limerick Township, Montgomery County, PA, the property benefits from strong demographics with affluent residential communities nearby. With convenient access to Routes 422, 724, and 100, the location provides excellent connectivity and visibility.

Surrounding demand drivers include established business parks and corporate centers, the Philadelphia Premium Outlets, and Valley Forge Casino & Resort. The area is also supported by popular recreation and tourism attractions such as the Schuylkill River Trail and the Linfield National Golf Club, further enhancing its appeal.





MONTGOMERY COUNTY PENNSYLVANIA



881,522
Total Population



338,467
Total Households



\$107,221
Median Household
Income

GROWTH OUTLOOK POPULATION & EMPLOYMENT

YEAR	POPULATION	EMPLOYMENT
2020	856,553	670,496
2025	881,522	731,893
2030	905,095	721,105
2035	926,337	713,129
2040	943,123	722,970

NOW VS. PROJECTED HOUSEHOLD GROWTH

YEAR	HOUSEHOLD	% VS. 2023
2023	338,467	7%
2030	362,038	11.5%
2040	377,249	14.1%
2050	386,137	



INVESTMENT HIGHLIGHTS

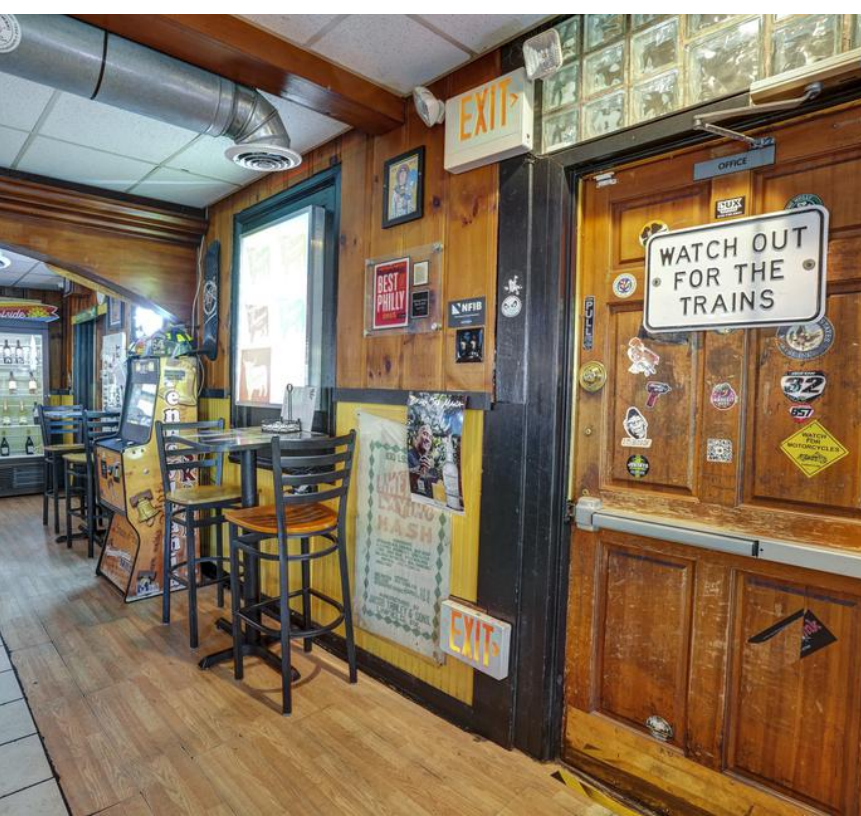
- Established Bar & Grill with strong local following & huge presence on social media outlets.
- Mixed-Use Income: restaurant / bar + 9 rental units: established residential rental stream adding stability and diversification to investment.
- 125+ Seating Capacity & 90+ parking spaces.
- Growth potential via expansion of catering, delivery, private events and increased marketing.
- Opportunity to acquire both Real Estate + Business Operations.



RESIDENTIAL RENTALS

- Unit #1 - 1 Bedroom & Full Bath with Kitchenette (1 yr. Tenant)
- Unit #2 - 1 Bedroom & Full Bath with Kitchenette
- Unit #3 - Living Room, Full Kitchen, 1 Bedroom & Full Bath (1 yr. Tenant)
- Unit #4 - 1 Bedroom & Full Bath (1 yr. Tenant)
- Unit #5 - 1 Bedroom & Full Bath with Kitchenette (1 yr. Tenant)
- Unit #6, #7 & #8 - All Open Space Units
- Above Barn Unit - Private Entrance, 2 Bedrooms & Full Bath, Living Room, Kitchen, and Laundry (Under Construction - To Be Completed Soon.)





OFFERING TERMS

ASKING PRICE

\$3,650,000

OFFERING STRUCTURE

Real Estate + Business + FF&E

INCLUDED IN SALE

Real Estate (restaurant + 9 dwelling units)

Furniture, Fixtures, & Equipment (FF&E)

Business Name, Branding, & Goodwill

Liquor License (included with sale of hotel and subject to state / local transfer requirements.)

Off-premise license and transport



FURNITURE, FIXTURES, AND EQUIPMENT

FURNITURE

- Tables
- Chairs
- Window Treatments

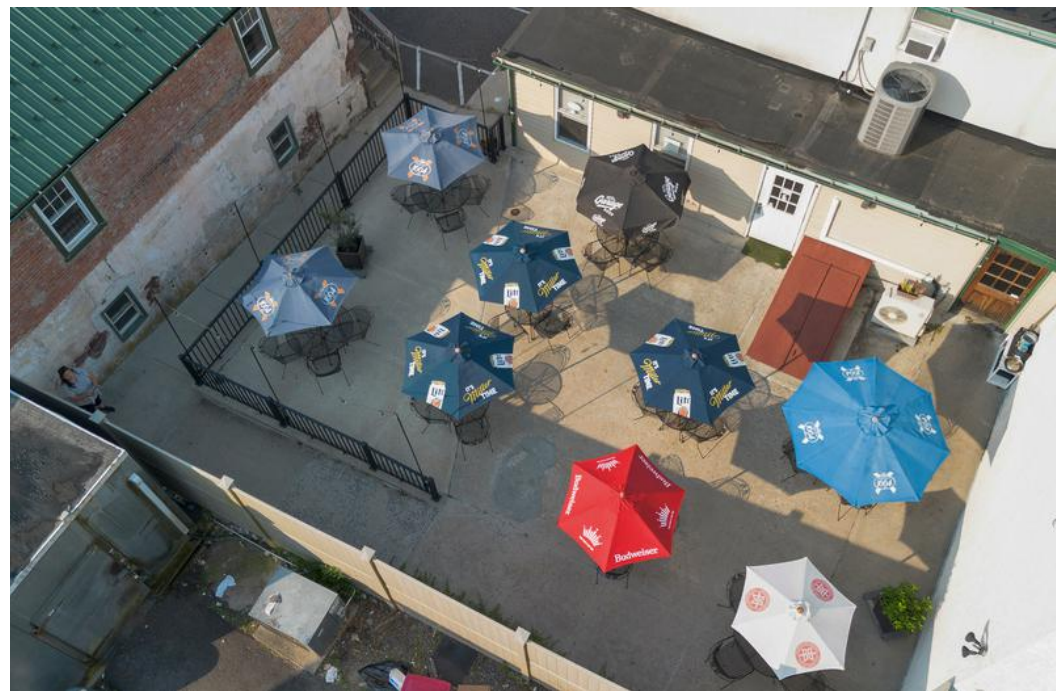
FIXTURES

- Counter
 - 1 Back counter with 2 soda units, 2 roll warmers, 2 coffee brewers
- Hood / Vent Risers
- Gas Oven / Heavy-Duty Gas Range
- Reach-in Refrigerator (Stainless Finish)
- Under Counter Refrigerator
- Drop-in Freezer / Coolers / Ice Chest
- Ice Makers

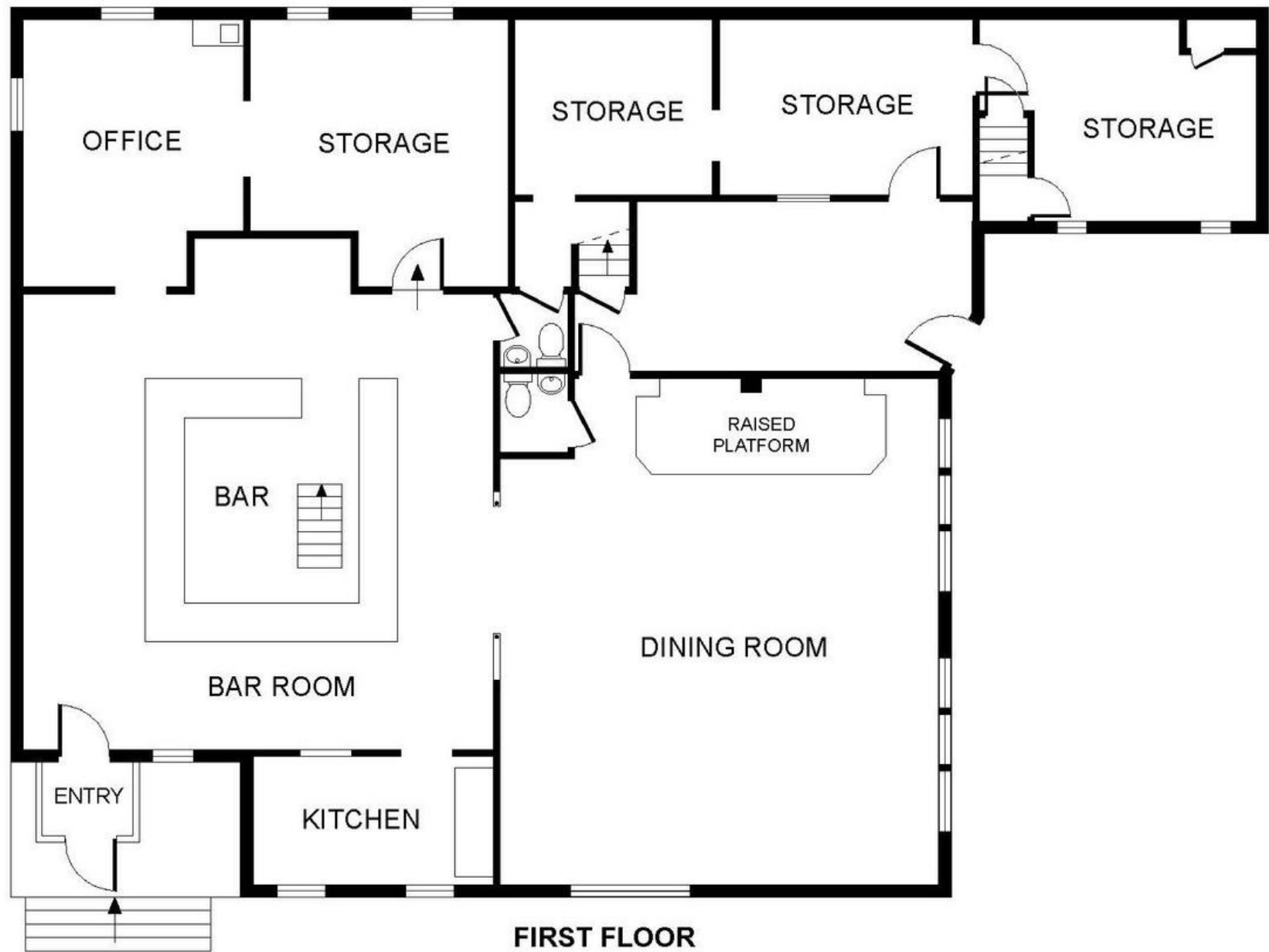
EQUIPMENT

- Various Appliances
- Various Cookware & Cooking Utensils

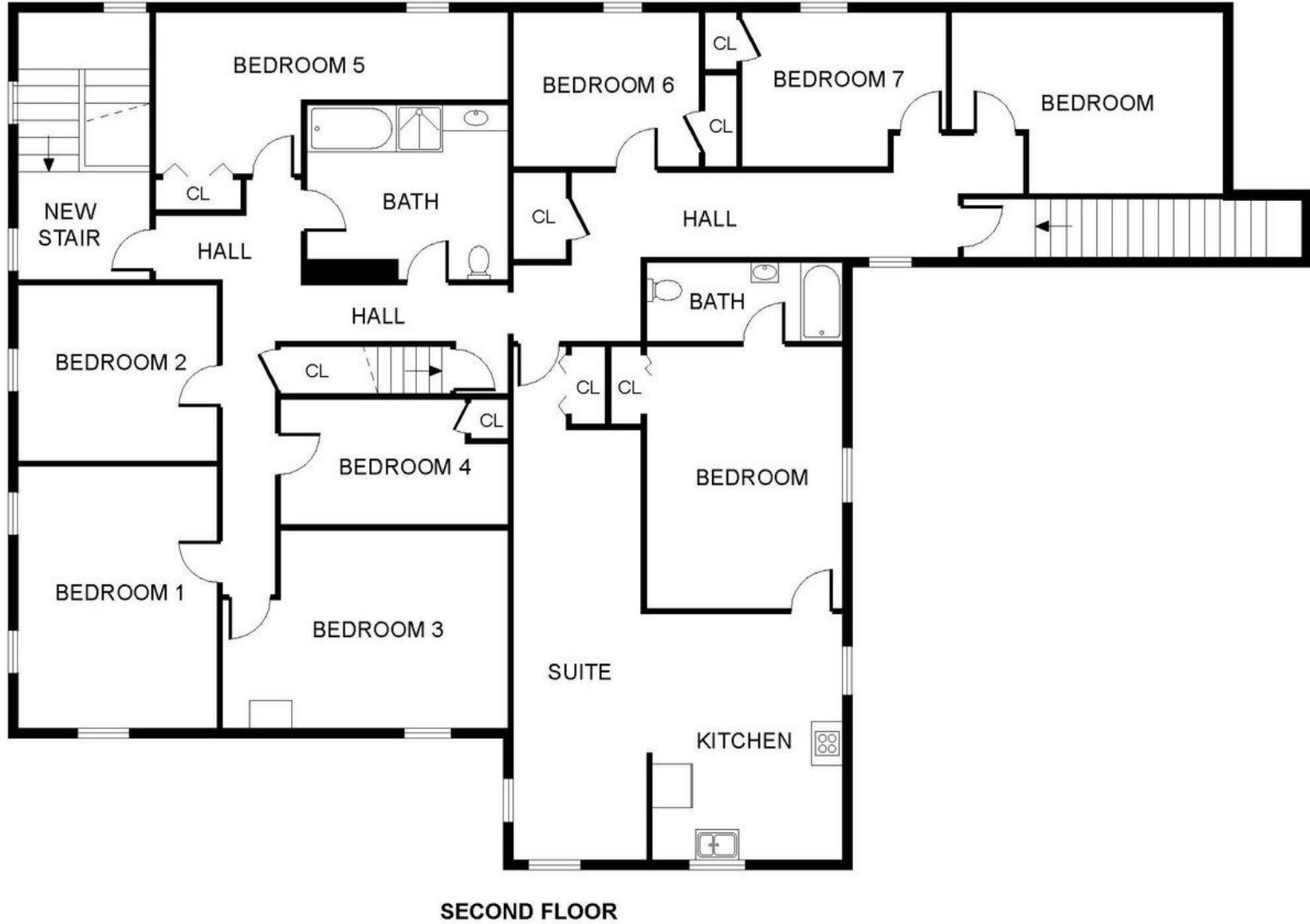
- Wet / Dry Waste Cabinet
- Industrial Dishwasher
- Work Table / Dish Table
- Beer Cooler / Beer System
- Glass and Liquor Storage Rack
- Food Slicer / Vacuum Packaging Machine
- Mop Sink
- Walk-in Coolers
- Standing Freezer







FIRST FLOOR | RESTAURANT, BAR, KITCHEN, OFFICE AND STORAGE



SECOND FLOOR | 8 RESIDENTIAL RENTAL UNITS

CONFIDENTIALITY STATEMENT

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FOR MORE INFORMATION OR TO SCHEDULE YOUR PROPERTY TOUR, PLEASE REACH OUT DIRECTLY TO COLLEEN CLARK-ZASOWSKI AT 267-240-7099.

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