



6 Radcliffe Drive, Moosic, Pennsylvania

- Rare opportunity to acquire a fully operational restaurant in the heart of the Montage Mountain hospitality and entertainment district.
- 5,600± SF operating restaurant with strong delivery business, a solid repeat local customer base, and indoor seating for 100± guests.
- Building is well positioned on busy Montage Mountain, adjacent to The Shoppes at Montage and several hotels.
- Sale includes the real estate and all building improvements. Furniture, fixtures, equipment and Pennsylvania Type R liquor license are separately owned and may be acquired as part of the transaction.
- Situated on 1.5± mostly paved acres with parking for approximately 77 vehicles.
- Average Daily Traffic (ADT): 6,628 vehicles per day on Glenmaura National Boulevard
- PDZ: Planned Development Zone zoning. PDZ zoning may permit a variety of commercial, hospitality, entertainment and mixed-use opportunities. Buyer to verify
- Outdoor patio seating for 80+ guests overlooking PNC Field and the Scranton/Wilkes-Barre RailRiders.
- Generous, well maintained commercial kitchen with thoughtful upgrades.
- Surrounded by hotels, shopping and office workers.
- Minutes from I-81, I-476, Wilkes-Barre/Scranton International Airport, PNC Field and The Shoppes at Montage.



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