

\$140,000 - 650 Welsh Rd #622, HUNTINGDON VALLEY

MLS® #PAMC2032168

\$140,000

0 Bedroom, 0.00 Bathroom, 1,000 sqft

Business Opportunity on 2 Acres

N/A, HUNTINGDON VALLEY, PA

Business Features-This turnkey, fully operational, DQ franchise business operating for over 25 years at this same location has very favorable social media reviews and market rents. The 1,000 square foot space (real estate not included) is well equipped and has a great staff already in place. This Dairy Queen Treats business, located in the small local community of Huntingdon Valley, PA has a loyal following. The equipment, included in the sale, is well maintained, in very good condition, and has always been maintained by a professional HVAC contractor. The inventory is additional.

Average 3 years Cash flow: \$63,016. Sales are consistent, and higher than pre-covid numbers, indicating the resilience of this business.

The store is open year-round, eliminating seasonality difficulties like reduced revenue circumstances, avoiding the hassle of a yearly close-down and start-up process for the business, and the costly and time-consuming process of hiring/training new staffers.

Facility-This is a sit-down DQ Treats with 5 tables, seating a total of 20, plenty of room for small events or birthday parties. The 1,000 square foot space has a lease in place until September 30, 2024.

Market Outlook/Competition:

Covid had a positive impact on business revenues and shows steady Year on Year



growth.

Key HIGHLIGHTS:

â€¢ Many repeat customers!

â€¢ Great location with sufficient parking.

â€¢ Safe and Secure Investment â€” People love Dairy Queen!

â€¢ Can be run as semi-absentee ownership, and still be profitable. The owner works on average 5-8 hours per week on business items. This can vary depending on how much you would like the manager involved.

** There is a great opportunity to be your own boss and make people happy. Ability to increase sales and profit by working a few, or many shifts yourself. Call for details!!

Purchase Price and Terms of Sale:

The Listing Price is \$165,000 including all FF&E, the inventory will be added to the purchase price at closing. The estimated Closing Inventory is \$3,500.

Built in 1962

Essential Information

MLS® #	PAMC2032168
Sold Price	\$140,000
Bathrooms	0.00
Square Footage	1,000
Acres	2.45
Year Built	1962
Type	Business Opportunity
Sub-Type	Retail
Status	Closed
Sold Date	June 1st, 2023

Community Information

Address	650 Welsh Rd #622
Area	Lower Moreland Twp (10641)
Subdivision	N/A

City	HUNTINGDON VALLEY
County	MONTGOMERY-PA
State	PA
Zip Code	19006

Amenities

Parking	Paved Parking
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Interior

Heating	Other
Cooling	Central A/C

Exterior

Exterior	Combination
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School Information

District	HATBORO-HORSHAM
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Additional Information

Zoning	COMMERCIAL
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Listing Details

Listing Office	KW Commercial
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Listing information last updated on May 8th, 2024 at 9:30pm EDT