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20 S. Main Street New Hope Borough
Bucks County, PA 18938



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to change in price, conditions, omissions, errors, prior sale or rental, or withdraw without notice.

Property Description

CEST LA VIE BAKERY & CAFE – A Mixed-Use Commercially Zoned property with Retail and Residence as permitted uses, set back from Main Street New Hope Borough on a flag lot. It is positioned on the Delaware River banks with riparian rights and river access by way of a smartly engineered bulkhead and stair system with a swimming platform to facilitate kayak and canoe access to the river.

The land parcel is 7,434 *sft.* with a multi-level structure estimated to be 2,700 *sft.* +/- . The first level is in retail use with outdoor seating area and the second level features 2 bedrooms, 2 baths, and 6 rooms. There is private parking. Both the drive way and general parking area has recently been resurfaced, and the residence had new windows installed in 2022.

With commercial zoning, a buyer of the property can continue on with the same use, or could potentially¹ expand the residential use of the property with a full zoning change of use to all residential.

The most exceptional feature of the property are its unobstructed vistas to the North, East and South of the Delaware River, the New Hope-Lambertville Free Bridge and the New Jersey shore line with its gentle rolling hills. Each season offers the owners of this property unique, wonderful and exciting Views that only a few properties in the area can claim. There is a deck facing the river off the upper living area and a large patio area spanning the entire width of the property.



¹ The Seller nor the Brokerage representing the Seller cannot guarantee a successful conversion to any use other than the current permitted use. This concept is presented to give a potential Buyer alternate uses to consider and to potentially pursue. There is precedent in New Hope Borough for successful zoning change from commercial to multi-unit residential use. It is incumbent on the Buyer to discuss the feasibility of any zoning changes directly with the Zoning officer for New Hope Borough.



LOCATION & AREA – This property has the great advantage of a quiet and private location on a historic river with in-town living and all its associated amenities. The highly desirable towns of New Hope Borough and the City of Lambertville are vibrant, safe and exciting small towns with many great restaurants, retailers and boutique shops - and lots of history. It's a relatively short distance to Princeton New Jersey, about one hour to Philadelphia and one and a half hours at most to Manhattan in NYC.

Property Details

Nearby Cross Street:	Bridge Street	Market:	Greater Philadelphia
Building Size(est.):	2,900 sft. +/-	Sub-Market:	Bucks County
Age:	1940 est.	Ntl. Flood Zone:	AE (100yr flood)
Lot Size:	7,434 sft (.17 acres)		
Tax Parcels:	27-010-133-001	Water/Sewer:	Public/Public
RE Taxes (2022):	\$5,700		
	Assessment: \$38,400		
Zoning:	"CC" Central Commercial		
Municipal Authority:	New Hope Borough		



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RETAIL SPACE / FIRST LEVEL- The first level retail store has been used as a very successful bakery for decades. The space features a general retail floor area for patrons, a commercial baking kitchen including preparation area, refrigeration and cleaning station. There is outside seating for patrons.

The bakery business is not included in the sale.



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Area Demographics

(Within 5 miles)

Population: 6,594

% Population Change: (2010-2022) +1.02%

Households: 3,270

2022 Average HH Income: \$183,577



New Hope, Pennsylvania / Bucks County

New Hope is a charming little village nestled along the Delaware River and Delaware Canal that conjures up visions of a by-gone era. Located in Bucks County, Pennsylvania, this sophisticated little gem of a town represents different things to different people. To some, New Hope is the place to visit art galleries.

To others, it's a place to spend enchanting romantic weekends, cuddled up by the fire at one of the many beautifully restored inns, or walking down by the riverside.

New Hope's natural beauty has always been mesmerizing.



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