



THE COACH STOP

6 Hartland Blvd, East Hartland, CT 06027

Real Estate & All Interior Furniture, Fixtures & Equipment Assets one Price: \$849,500.

FF&E Value: \$239,000. (Included in purchase price & in pristine condition.)

Product Inventory: Approx. \$15,000.

(Accepted Sold dollar for dollar at wholesale.)

Property Tax: \$11,805.00. Annually.

Owner Financing: Negotiable for qualified buyers

Turnkey Restaurant Opportunity



 **35+**
CARS
Parking

 **2**
Restrooms

 **5,536.**
Square Footage

Property Highlights

- 12 Successful years in business
- Partially finished working basement 2,065 Sq FT
- Fully Equipped Restaurant – kitchen, hood system, walk-ins, and bar.
- Ample Seating Capacity – mix of 67 dining, 36 lounge, 12 bar and Outside 25 Seating.
- Convenient Parking – on-site and overflow availability
- Classic New England Charm – Exceptional warm ambiance, versatile for multiple restaurant concepts
- Prime Location – strong local and regional draw from all surrounding towns.
- Liquor License – In place & grandfathered (subject to state approval)

Competitive Advantages

- Established brand recognition in the community
- High visibility and strong household demographics
- Adaptable floor plan – can suit a wide range of dining concepts (upscale, casual, pub)
- Upside potential for catering, private events, and delivery services
- Currently and for the last 12 years this restaurant has thrived without any advertising!

A Destination for Dining, Community, and Growth...

RICK ZIFF

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◆ CONFIDENTIALITY IS KEY! TO MAINTAIN DISCRETION, PLEASE VISIT AS A CUSTOMER AND DO NOT DISCLOSE YOUR INTEREST AS A BUYER.

■ LEASE & FINANCIALS AVAILABLE – PROVIDED UPON PROOF OF FUNDS.

INTERESTED? CONTACT US TODAY TO LEARN MORE!