



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

**1,365 +/- SF NEIGHBORHOOD BAR &  
PROPERTY  
AVAILABLE FOR SALE  
73 Ferry St, Middletown, CT 06457**



**1,365 +/- SF BUSINESS AND  
PROPERTY FOR SALE**

**\$450,000**

- “Cheers” type neighborhood bar for sale with required kitchen
- College/Bar w/ 2 pool tables, jute box
- Right in the heart of Middletown Restaurant district
- Walking distance to all the Middletown points of interest and Wesleyan
- Perfect for Owner Operator



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**Property Information**

Total Building SF	1,365 +/- SF
Available SF	1,365 +/- SF
Year Built	1920
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	N/A
Overhead Door	N/A
Construction	Wood Frame
HVAC	Hot Water/oil
Electric	TBD
Column Spacing	N/A
# of Floors	1
Roof	Tar and Gravel
Parking	detached
Zoning	B-1
Environmental	NA
Assessment	\$84,460
Taxes	\$2,965
Taxes / SF	\$1.42/SF

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Comments: Perfect for the entrepreneur who always wanted to own a bar. Homey atmosphere with a solid college atmosphere. Become the go to college or neighborhood bar with your warmth and personality behind the bar. Ready to go. Great income from the pool tables, jute box and ATM machine (to be added). Priced right. – Possible development of two family house in rear.

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



174 Cherry Street  
Milford CT 06460  
(203) 701-4848

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