



UTAH CRE

BERKSHIRE
HATHAWAY
HOMESERVICES

UTAH
PROPERTIES

COMMERCIAL DIVISION



LEGENDARY LOCATION - ACT FAST - PRICED TO MOVE TURNKEY BAR OPPORTUNITY FOR SALE OR LEASE

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

Owner is ready to move on and is Extremely Motivated to make a deal! This is your chance to own or lease a fully equipped Bar in one of Salt Lake City's most desirable neighborhoods. Currently operating as the Sugar House Pub, this space is a rare turnkey opportunity to walk into a fully operational bar and hospitality venue with all business assets and equipment included. The establishment has a loyal customer base and is well-integrated into the local community fabric. Don't miss this opportunity to own or lease a legendary Sugar House location with everything in place to hit the ground running.

CALL AGENT FOR PRICING

- APPROX. 5,000 SF
- INCLUDES BUSINESS & FF&E
- TURNKEY BAR
- CURRENT CLUB LIQUOR LICENSE
- LOYAL CUSTOMER BASE

FULLY EQUIPPED & FURNISHED

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

The property is fully stocked and ready to go with an impressive inventory of FF&E:

BAR & BEVERAGE EQUIPMENT

- 28 Active direct draw refrigerated tap handles in use with an additional 6 available.
- Walk-in cooler with storage for 24 kegs & feeds 12 beer taps
- (4) under-counter 2 door beverage coolers
- Side by side coolers and glass door merchandising beverage coolers
- (2) 60" stainless steel 3 compartment sinks
- (10) 200 lb brew gas cylinder tank system and (1) 20 lb tank
- Manitowoc ice machine which comes with a 300 lb Ice storage bin
- (3) 50 lb ice storage bins connected to/through new Coca-Cola service line bundles

CUSTOM WOODWORK

- Two handcrafted 20'+ African Mahogany bars
- Matching 10' tall back bars with tempered glass shelving

FURNISHINGS

- 80+ Bar stools
- (3) black leather futons and sectional
- (18) black leather barrel chairs
- Assorted pedestal, bar-height, and coffee table-height tables
- High-quality furniture and cabinetry in the office

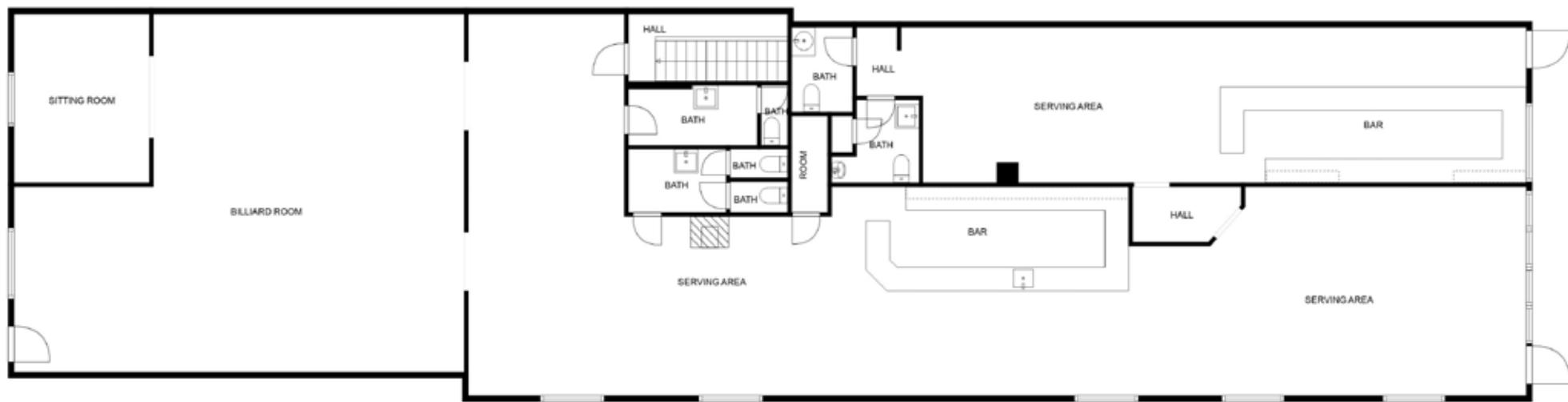
AUDIO/VISUAL, GAMES & TECH

- (9) 36"-50" TVs
- 50+ Neon and LED signs (mostly new/unused)
- (3) New FOCUS POS systems with excellent customer support
- Pool tables, arcades, dart boards and jukebox



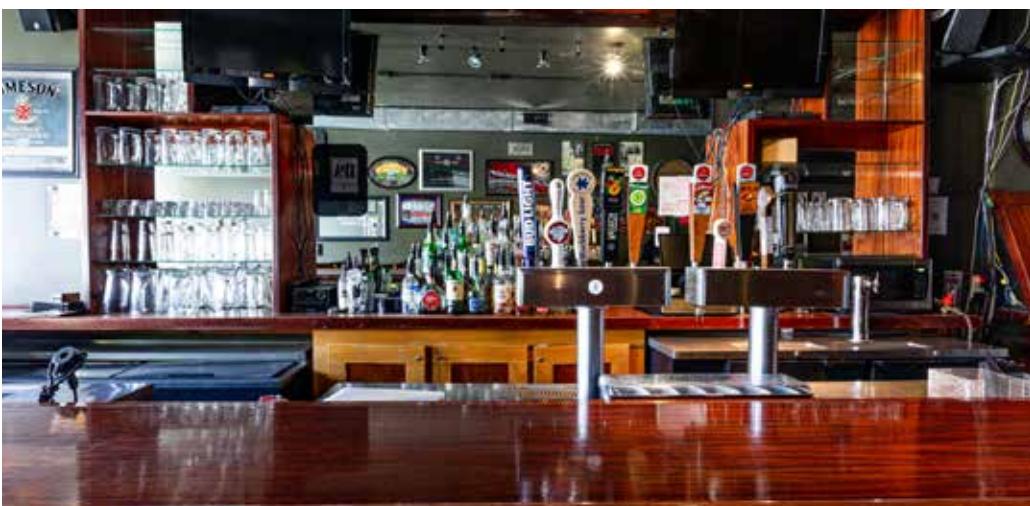
FLOOR PLAN

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106



PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106



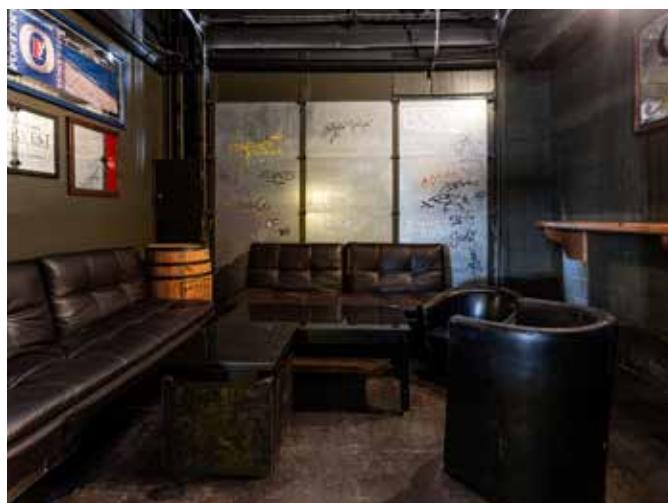
PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106



PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

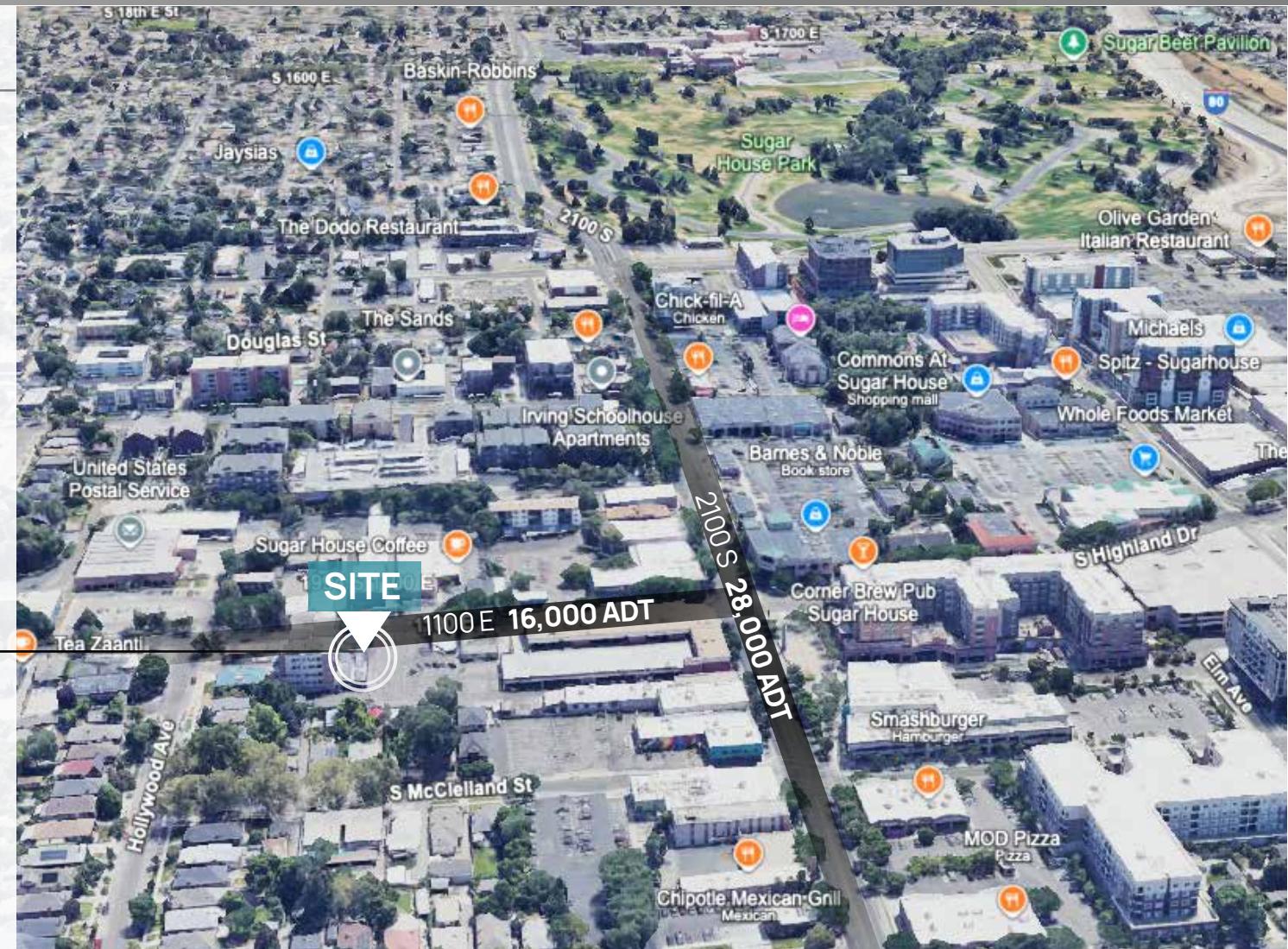


LOCATION

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

LOCATION HIGHLIGHTS

- Located in the heart of the vibrant Sugar House district
- High-traffic area with excellent visibility and signage
- Surrounded by popular retail, restaurants, nightlife and thousands of residential units built with another 300 planned on the same block.
- Easy access to public transit and major thoroughfares





UTAH CRE



SUGAR HOUSE

1994 S 1100 E

SALT LAKE CITY, UT 84106

INVESTMENT HIGHLIGHTS

- Sale includes business, all FF&E, and existing infrastructure
- Ideal for bar, restaurant, taproom, or creative commercial use
- 100+ solar panels on roof
- Zoned for commercial use in a rapidly growing district
- Surrounded by residential density and consumer demand



CALL AGENT FOR PRICING

Contact us today to schedule a tour or request additional information!

TODD McLACHLAN
(801) 520-9005
todd@utahcre.com

JILL SNYDER
(435) 671-0793
jill@utahcre.com

CHELSEA WALL
(435) 671-3541
chelsea@utahcre.com

© 2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES

COMMERCIAL DIVISION