



UTAH CRE

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

SUGAR HOUSE
pub

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

CALL AGENT FOR PRICING

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.

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

FULLY EQUIPPED & FURNISHED

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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

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PROPERTY PHOTOS

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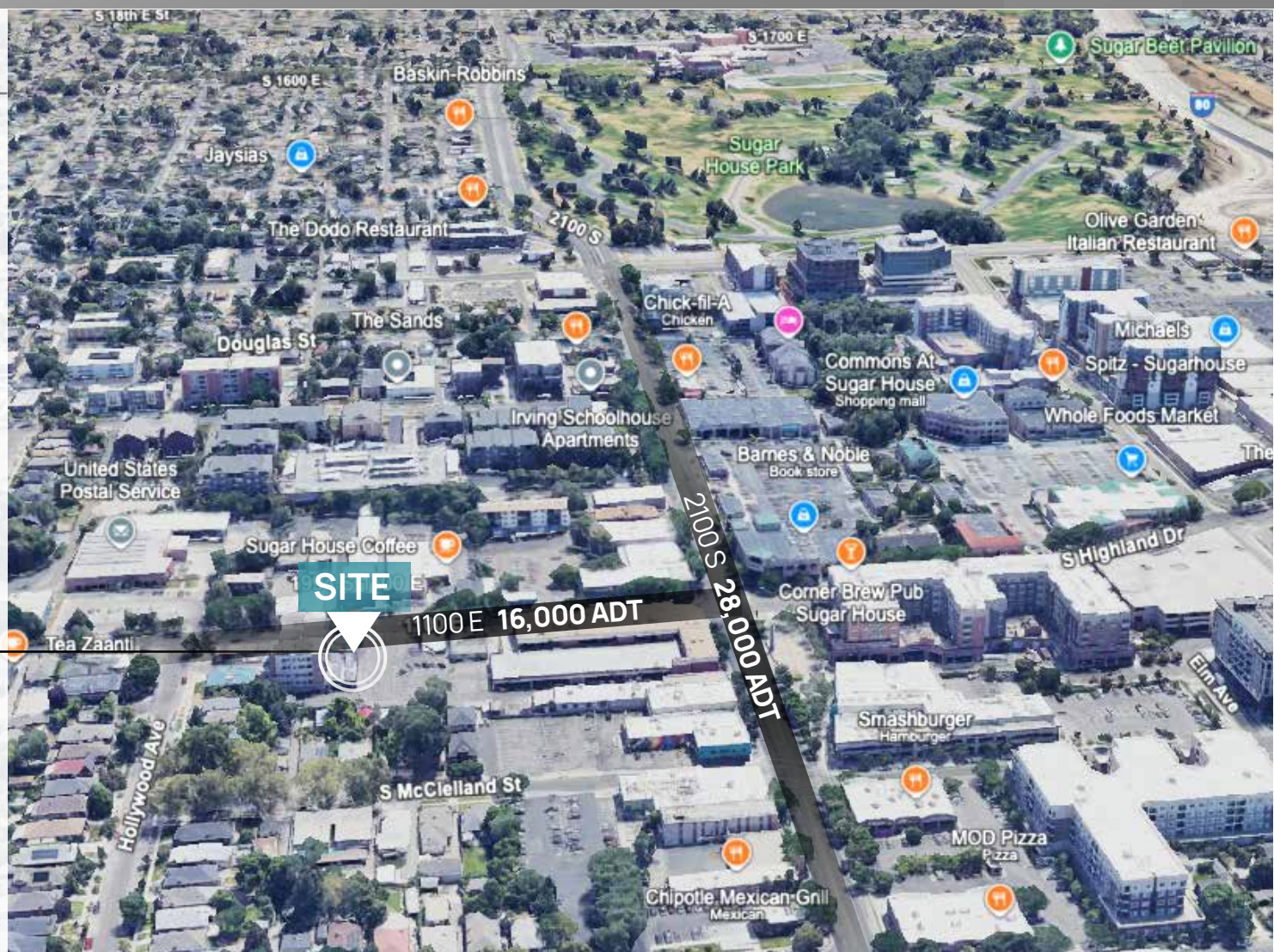


LOCATION

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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**





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1994 S 1100 E
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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

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CALL AGENT FOR PRICING

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

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