

# JUST LISTED



SKYLA GAGNON  
860-617-8493



COMMERCIAL PACKAGE  
\$3,750,000.00

# THE DETAILS:

- Turn-key full-service restaurant – 15+ years established, loyal customer base, updated equipment, expanded outdoor dining, full bar with liquor permit.
- High-traffic self-serve driving range – Scenic, low-touch operation with ball dispenser system and strong potential for extended hours with lit covered tees.
- Brand-new 6,000 sq ft barn/shop – Fully conditioned, radiant heat, mini-splits, 5 overhead doors, office with full bath, its own well & septic.
- Equipment package – Includes car lifts, multiple tractors (incl. large \$90k model), Polaris UTV, and commercial zero-turn mowers with leaf vac.
- 11.58 acres in prime Brooklyn, CT location – Income-producing, expandable site with major upside via dinner service, range enhancements, and additional rental or business uses.

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