

Uncle Matty's Eatery

142 Church St. New Windsor, MD 21776

Restaurant

- 2019 gut renovation. All permits available upon request.
- New ProVia windows. Transferable lifetime guarantee.
- New HVAC.
- New electrical.
- New plumbing.
- All utilities metered separately.
- New hardwood flooring.
- New ovens, refrigerators, water heater.
- New dining room furniture.
- Dining room seating for 56 persons, bar seating for 10 persons, outdoor seating for 16 persons.
- Two bathrooms.
- Plentiful on-street parking.
- 9 years of operation.
- Loyal customer base; destination dining.
- 6 employees.
- Voted 2022 Baltimore's Best Burger.
- Full liquor license.
- Seller willing to transition to new owner.

Upside opportunities:

- Extend business hours to serve breakfast and evening bar service.
- Currently open 5 days per week. Open 7 days per week, including Sunday.
- Contract with Uber Eats and other delivery services to increase take out sales.
- Add events and catering.

Residence at 142 Church St. New Windsor, MD 21776

- 2 bedroom, 2 full bath residence.
- 2019 gut renovation. All permits available upon request.
- New ProVia windows. Transferable lifetime guarantee.
- Restored original features.
- Hardwood floors throughout.
- Gourmet kitchen with all wood cabinetry and granite countertops.
- Custom tilework in kitchen and bath.
- 2019 Whirlpool stainless steel appliances.
- Oversized primary suite with en-suite bathroom and walk in closet.
- Oversized second bedroom.
- Separate laundry room.
- Outdoor covered and illuminated deck.
- New HVAC.
- New plumbing.
- New electrical.
- All utilities metered separately.