

# LISTING NOTES

Parcel: 048-00537-2000

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## UTILITIES & INFRASTRUCTURE

### Internet

- Bright Speed
- Starlink

### Heating & Cooling

- Forced air furnace + A/C (2 units in dining room and basement)
- LP gas (not natural gas)

### Electrical

- Shed: added 200 amp electric — comes off restaurant, has its own box
- 200 amp service — controls lights outside

### Septic / Plumbing

- Holding Tank
- Pumped every 2 weeks — \$220 max

### Roof

- Main roof: 5 years old
- Salon roof: less than 5 years old
- Hood vents redone
- Shed roof: Recently sealed + asphalt coat applied

## INSPECTIONS & LICENSES

- Last state inspection: April 2025
  - Food inspection / combustion inspection — should happen soon
  - Water test — should happen soon
  - Liquor license — will be included with sale
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# EMPLOYEES

## Front of House

- Lead Waitress/ Part-Time manager
- Lead Waiter (Fri nights)
- Lead Waitress (Fri nights)

## Kitchen

- Lead Chef

## Other Staff

- Prep Cook
  - Grounds Team
  - Salon Hairdresser
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# ADDITIONAL INCOME STREAMS

## Oil Barrel in Back

- Used Oil dumped in barrel
- Oil Company picks up quarterly
- Pays \$100 per pickup; oil is recycled by this company/used as oil for fuel

## Amish Sheds

- Amish put sheds they are selling on the property
- If they sell, owner of property gets 10%
- On Closed restaurant days, the amish will at times pay to park trucks in parking lot to load and unload furniture, organic foods, etc.