

SPECTACULAR PROPERTY: FOR SEASONAL or YEAR ROUND



Highlights:

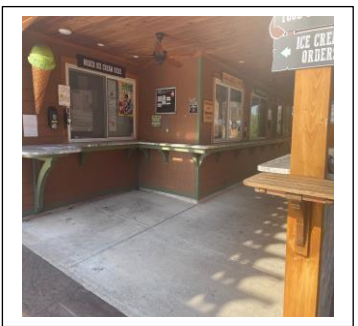
- * Main Building 1176 SF on 2.41 Acres
- * Pergula Built 2019, 30x25– 709 SF
- * Built 2003, Remodeled 2019
- * Rear Open Porches 29x47 – 1363 SF
- * Front Open Porch - 8x30 - 240 SF
- * Popular Local Seasonal Restaurant with exceptional sales
- * Real Growth Potential, i.e., add 50 seats, add liquor, add days/hrs

State of the Art Kitchen – Two Compliant Hoods, Ample Walkin Refrigeration, Automatic Grease Separator, Office, Full List Available



BUSINESS PROPERTY FOR SALE: 94 RT 66 E, COLUMBIA CT \$639,000 Includes Business

Listed by Broker Jennifer Swerdlick –REB.0793992 CALL 860-280-8610 Local Office: 465 Park Ave. East Hartford CT



This is the restaurant you can enjoy operating. The views of the Hop River are truly spectacular and you will acquire a business that has been built upon family love and high quality. Customers near and far visit this fun activity enriched property with delicious food from ice cream to burgers. The outdoor dining under the Pergula built in 2019 and the shaded porch with attractive stamped concrete add to this already picturesque environment in every way. NDA & Confidentiality Agreement is necessary for Financial Review. **Extraordinary growth opportunities are plentiful here:** * add liquor/beer & wine to increase sales, add additional days and hours to the open schedule, extend the season or open year round. This family and dog friendly property appeals to locals and travelers passing by from lakes and casinos. The Real Estate is \$425,000 and Business \$214,000 which includes a comprehensive list of Business Assets. There is a private well and septic, electric heat (*a prime candidate for solar), propane gas cooking, 2 hoods, ample walkin refrigeration, & compliant grease trap in place. **For Growth and Expansion:** 75% of the construction has been done to enclose the Pergola area in order to have 50 indoor seats to be open year round and reach a projection of 1.5 million sales. **Directions:** I-84 E, Go for 1.6 mi. Take exit 59 toward Providence onto I-384E. Continue on Bolton Rd (US-6 E/US-44). Keep right onto Hop River Rd. (US-6 E) toward Willimantic/ Providence. Turn right onto Middletown Rd. (CT-66). Jswerdlick@saveinparadise.com Listed on MLS, Loopnet, BizBuySell and Crexi - Buyer's Agent Representation Welcome!