

BUSINESS AND REAL ESTATE AVAILABLE AS A PACKAGE !

85 Arch Street
Hartford, CT

ARCH STREET TAVERN



\$995,500. Owner Finance Negotiable

Asking Price: \$995,500.

Turnkey Opportunity with Strong Asset Value Included!

Included in the Sale:

Furniture, Fixtures & Equipment (FF&E):

Valued at \$97,500.— Included in Asking Price!

Product Inventory:

Approximate value: \$15,000.

Established Business:

• Operating for 47 Years — Loyal customer base and local recognition

PROPERTY TAX: \$1,200. Annual **(Tax relief in year 4 for a 15 year deal.)**

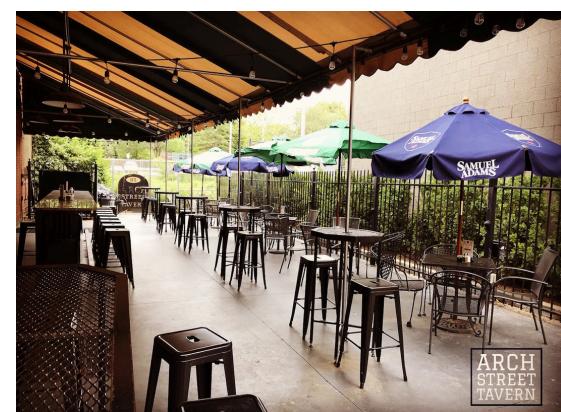
Seize the rare opportunity to own a Hartford institution—Arch Street Tavern, a renowned tavern and live music venue, along with its valuable real estate. Perfectly situated in the heart of downtown Hartford near the convention center and across from Front Street entertainment district, this location benefits from year-round traffic from tourists, office workers, events, and nearby residential growth.

🔑 Business & Property Highlights:

- Turnkey Operation – Fully operational and established tavern with decades of goodwill
- Premier Location – Located in the vibrant Front Street District, walkable to the convention center, UConn Hartford, and major attractions
- Next door 52 Apartments available
- Large Venue – Features 25 Seats at the bar, Lounge 24, Dining room 160 indoor and 75 outdoor seating with bar, commercial kitchen, and performance stage space.
- Live Entertainment Ready – Known for hosting bands, events, and private parties; ideal for a music-forward hospitality concept
- Established Brand – A well-loved brand with a loyal customer base and social media presence
- Multiple Income Streams – On-site events, bar & restaurant service, catering, and private rentals
- Ample Parking Lot directly across the street **Nearby in parking garage**

🏗 Property Features:

- ±3,600.+ SF building 1 story Living Area
- A coveted cafe license currently in place & Zoned for restaurant/tavern use with entertainment
- Classic brick architecture with historic appeal
- Fully equipped kitchen, bar infrastructure, stage/sound area, restrooms
- Liquor license included (subject to transfer approval)
- Two Stories of air rights are conditionally approved



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♦ CONFIDENTIALITY IS KEY! TO MAINTAIN DISCRETION, PLEASE VISIT AS A CUSTOMER AND DO NOT DISCLOSE YOUR INTEREST AS A BUYER.

LEASE & FINANCIALS AVAILABLE — PROVIDED UPON PROOF OF FUNDS.

INTERESTED? CONTACT US TODAY TO LEARN MORE!