

Restaurateur's Rare Opportunity to Purchase Two Completely Furnished 2nd Generation Restaurants



Fatty Patty

Parker Pizza

Two Adjacent Restaurant Businesses For Sale on River Road, Shelton, CT



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Fatty Patty

Don't miss this opportunity to own Fatty Patty, a well-established restaurant featuring a popular menu and inviting suburban location

The sale includes all Furniture, Fixtures and Equipment (FF&E), providing a turnkey opportunity for a new owner. The menu offers a wide selection of customer favorites, including delicious burgers, hotdogs, crispy fries, shakes and a variety of temping sides.

The space shows exceptionally well, creating a welcoming atmosphere for customers, and is complimented by excellent terms, making this an attractive investment for an owner-operator or experienced restaurateur. **Offered at: \$250,000**

Parker Pizza

Superb pizza restaurant business for sale in a prime location. This established business features a menu of authentic brick oven pizzas, including traditional favorites and creative specialty pies, along with fresh salads and a unique self-pour wine and beer experience.

The sale includes an extensive inventory of furniture, fixtures and equipment (FF&E), allowing for a seamless transition to new ownership. Guests are drawn to the restaurants distinctive décor and inviting atmosphere, making it a memorable dining destination.

With an excellent location, favorable lease terms, and a turnkey operation, this is an outstanding opportunity for an owner-operator or investor looking to step into a well-equipped, established restaurant. **Offered at \$175,000**



Equipment Lists



Equipment:

- 48" Flat Top
- 36" Flat Top
- 54" Refrigerator drawer base
- 42" Refrigerator drawer base
- 36" Sandwich prep
- 2 door reach freezer
- 3 door reach freezer
- 2 door worktop freezer
- Prep Sink

Equipment:

- 3 Bay sink
- 16 ft hood and ansul
- Full size milkshake machine
- 2 door worktop reach
- Tables and chairs
- Fountain soda machine

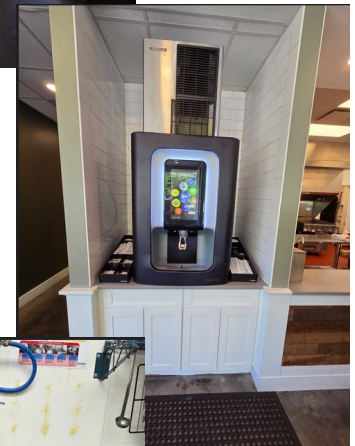
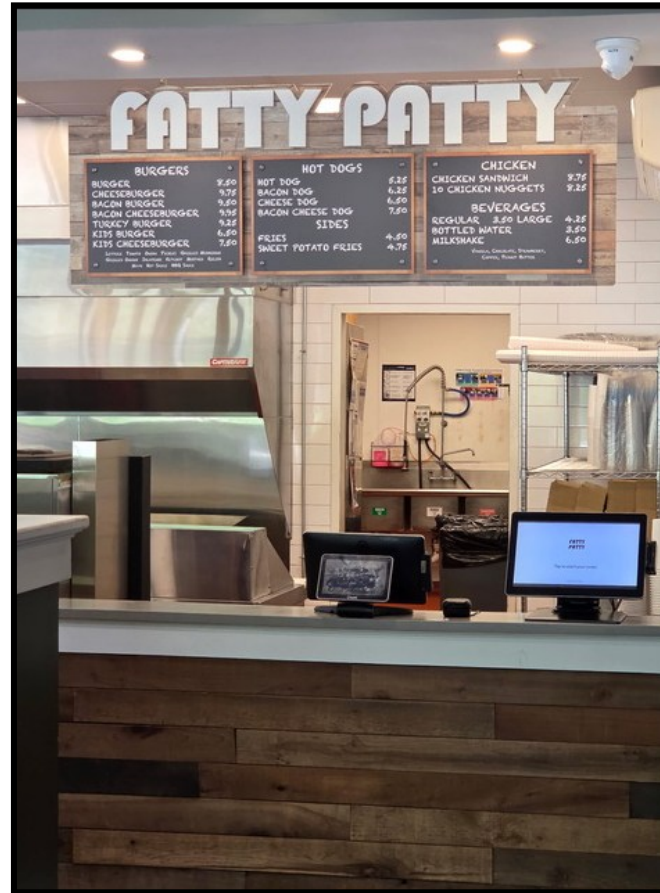
Restaurant space is 1,500 square feet

Equipment:

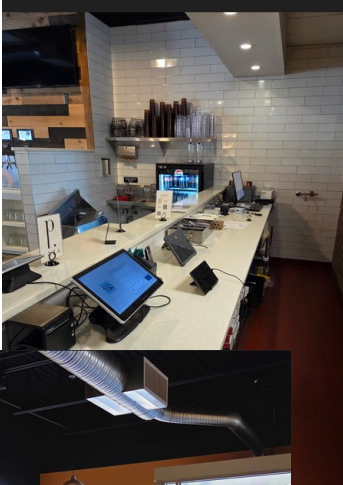
- Brick oven pizza oven (gas or wood)
- Self serve beer and wine tap system
- Walk in cooler
- Walk in freezer
- Pizza prep fridge (2)
- Tables and chairs
- Four (4) big screen TVs

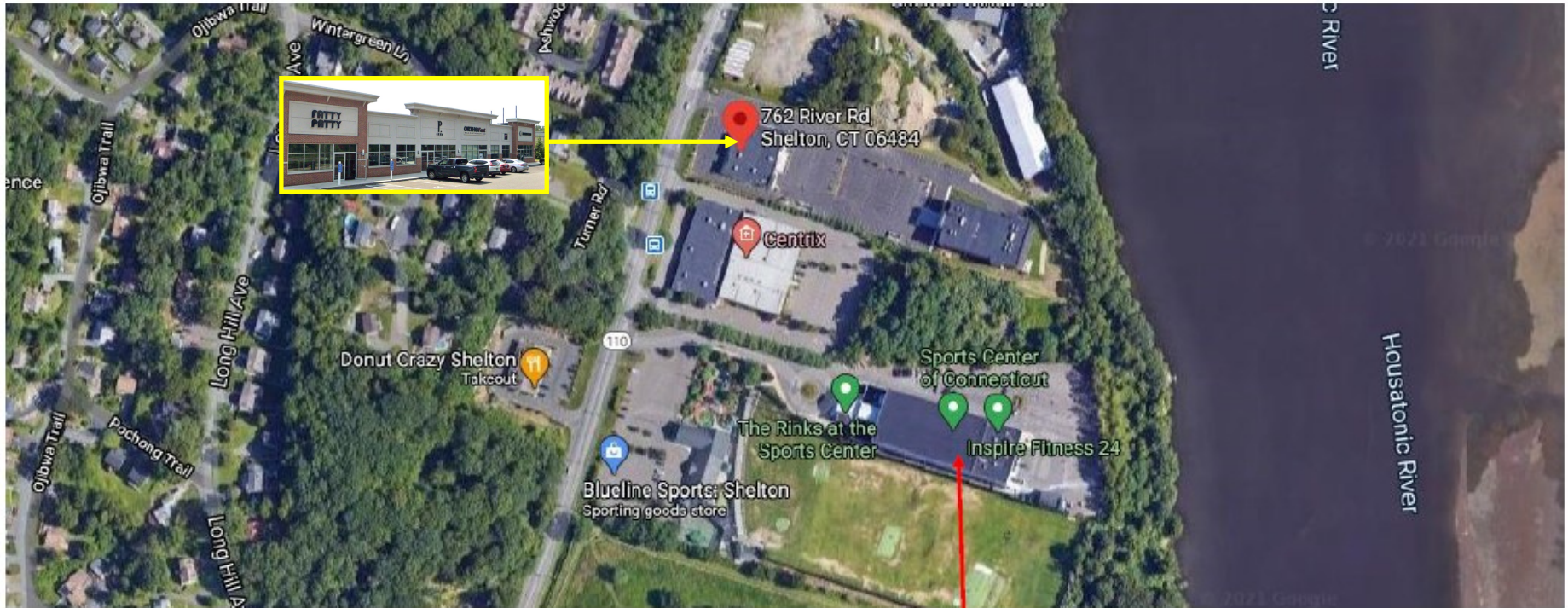
Restaurant space is 1,500 square feet

Fatty Patty



Parker Pizza





Demographics	2 Mile	5 Mile	10 Mile
Population	13,529	130,492	585,126
Median Age	51.2	45.1	38.6
Avg Household Income	\$117,343	\$1112,091	\$92,716



The nearby Sports Center of Connecticut is owned by the Landlord of 762 River Road. Cross promotional opportunities are possible with this popular sports center that enjoys over One Million visitors per year. Excellent potential for additional food sales. Plus, the mammoth Sikorski aircraft plant is just 1.3 miles from the subject location.





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ABOUT THE FEBBRAIO COMMERCIAL TEAM

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Our team brings together a complementary blend of market expertise, investment analysis, and transaction experience across Fairfield County and the broader Connecticut commercial real estate market. With a focus on investment sales, landlord representation, and development advisory, we work closely with private investors, property owners, and developers to position assets for maximum value and long term performance.

We specialize in mixed use, retail, and multifamily properties, providing clients with in depth market insight, financial underwriting capabilities, and targeted marketing strategies designed to attract qualified buyers. Our approach combines local knowledge with a disciplined understanding of market trends, zoning considerations, and redevelopment potential, allowing us to effectively guide clients through acquisitions, dispositions, and repositioning opportunities.

Known for our collaborative style and responsive communication, we are committed to delivering thoughtful advisory services that align with client objectives while navigating the complexities of today's investment environment.

CONFIDENTIALITY & DISCLAIMER

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

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