

FOR SALE:

BRICK ANCHOR BREW HOUSE

*Downtown Norfolk
Restaurant and Bar
Real Estate Included*

241 Granby Street
NORFOLK, VIRGINIA 23510

Real Estate Listed By:

Atlantic | **Sotheby's**
INTERNATIONAL REALTY



Business Description



FORMER BUSINESS AT THIS LOCATION -

Brick Anchor Brew House

Own a piece of the high-traffic and historic downtown Norfolk district with this established American-themed 3-story Bar and Restaurant with real estate included. With one of the largest restaurant spaces in the downtown corridor, there is ample opportunity for growth in expansion of operational hours, increased promotion for private function and event bookings as well as creating a themed use of the 2nd floor (i.e. "speakeasy"). With a consistent and capable staff in place, this turn-key opportunity is ideal for a restauranteur looking to scale their business or expand into a heavy traffic downtown corridor.

Capital Improvements

Notable Improvements

The owners have invested just over \$1M in capital improvements and upgrades for the building and business property.

New HVAC System	\$345,000
Updated Plumbing	\$26,000
Updated Electrical	\$82,000
Updated Hood System	\$14,500
Carpentry/Masonry Work (Brought Up to Code)	\$92,000
New Flooring (1st Floor, Mezzanine/Lounge, Bathrooms)	\$49,300
Replaced Drywall	\$20,000
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And More...	



New Beer Cooler
~\$16,100
Brand New Beer
Cooler on 1st Floor



60-Tap System
& New Bar Tops
~\$53,000
Long-Draw Tap System
(50 1st Fl + 10 2nd Fl)



Nana Wall
~\$18,000
German Manufactured
Accordion Doors



Tables & Chairs
~\$18,000
Uniform Tables, Chairs
and Banquet



Custom Ceiling Fans
~\$10,600
Round Manufactured
Ceiling Fans (4x)



Updated Kitchen
~\$100,000
Range, Mixer, Fryers (2x)
Griddle, Broiler, Freezers
and much more

Photos

