

THE MAIN MOOSE

94 ROUTE 66 EAST COLUMBIA, CT, 06237 & WAREHOUSE SPACE FOR SALE

Asking Price: \$549,500. TO INCLUDE *The Main Moose* REAL ESTATE & ALL INTERIOR FURNITURE, FIXTURES & EQUIPMENT!

Furniture, Fixtures & Equipment: \$169,500. INCLUDED IN ASKING PRICE

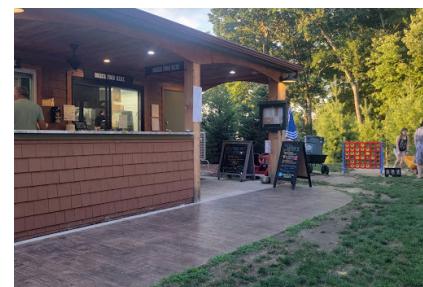
Reported Sales: To be discussed with the seller

Net Operating Income: To be discussed with the seller

Product Inventory Estimate: \$15,000. *75% of the construction has been done to enclose the

Years in business: 6 Pergola area in order to have 50 indoor seats to be open

Property Taxes: \$5,048. Annually year round and reach an estimated \$1,500,000. in sales.*



FACILITIES:

1,176 sq ft, Truly a State of the Art Chef's Kitchen facility and walk up sales area situated on 2.41 acres. Private well and septic, electric heat (A PRIME CANDIDATE FOR SOLAR), propane gas cooking, 2 hoods, ample walk in refrigeration, big dipper in place.

OWNER FINANCING for BOTH properties NEGOTIABLE

An trendy roadside oasis, outdoor seating A seasonal destination where great fresh casual food and ice cream is served in a picturesque environment with a river nature walk offered. Everyone is seated under and around a gorgeous outdoor pavilion and by the way seating and grounds are dog friendly. Children play corn hole and various other games. Full liquor License in place.

**2,400 SQFT
Pristine
WAREHOUSE
SPACE FOR SALE**

**Asking Price:
\$449,500** 

**96 ROUTE 66 EAST COLUMBIA, CT 06237
Rear Boundary Bordering The Hop River**



Land: 3.73 Acres. Restrooms: 2 Office Space: 3

 **RICK ZIFF**

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Business Broker, Owner | ServSafe Certified

 **Action Business Brokerage**

Agnelli Real Estate

Licensed Realtor, Senior Advisor

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 **Agnelli
REAL ESTATE**

ALL INFORMATION IS PROVIDED BY THE SELLER AND IS SUBJECT TO VERIFICATION. ACTION BUSINESS BROKERAGE MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING ACCURACY—BUYERS ARE ENCOURAGED TO CONDUCT THEIR OWN DUE DILIGENCE.

♦ 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!