

# 170 South Street

Brooklyn, CT 06234 • Windham County Asset Compound

## EXECUTIVE SUMMARY

An extraordinary, multi-stream commercial portfolio asset is now officially offered for sale as a single unified package. This 11.58-acre compound seamlessly pairs a highly successful legacy hospitality operation with an expansive, industrial-grade modern facility, creating a rare layout built for high volume, continuous cash flow, and exceptional scalability.

For over 15 years, the **Brooklyn Country View Restaurant** has reigned as one of the area's busiest and most beloved destinations. It represents a fully stabilized, turn-key business operation backed by intense local loyalty and constant thoroughfare traffic. The asset comes fully equipped with a highly efficient infrastructure designed to handle peak volumes effortlessly.

### TURN-KEY ASSET DELIVERY

The offering encompasses all physical real estate, continuous operations, active permits, and a premium suite of heavy commercial fleet and mechanical equipment detailed on the reverse page.

## CORE COMMERCIAL COMPONENTS

- **The Restaurant & Full Bar:** Built for extreme volume. Features an expanded outdoor dining footprint, localized efficient kitchen workflow, upgraded commercial walk-in refrigeration units, and a highly valuable full active liquor permit.
- **Self-Serve Driving Range:** A highly optimized, low-overhead revenue driver set against a pristine landscape. Operates seamlessly via an automated self-serve ball dispenser system, providing effortless diversified day-and-night income while continuously feeding steady customer traffic directly into the restaurant.
- **Industrial Barn & Shop Facility:** A newly constructed, institutional-quality 6,000 sq ft standalone building anchoring the rear of the parcel. Masterfully climate-conditioned with radiant floor heating and multi-zone mini-splits, this multi-use asset presents unparalleled potential for direct fleet maintenance, corporate storage, or separate premium lease distribution.

### OFFERING PRICE

**\$3,750,000**

Property Type	<b>Commercial / Retail</b>
Total Bldg SF	<b>8,936 SF</b>
Total Land Area	<b>11.58 Acres</b>
Primary Zoning	<b>R30 (Comm. Use)</b>
Annual Taxes	<b>\$10,030</b>
Water / Sewer	<b>Well / Septic</b>
HVAC Systems	<b>Radiant / Splits</b>
Parking Layout	<b>High-Capacity Lot</b>

### CONTINUOUS OPERATIONS

The restaurant remains fully open, active, and operational, continuing to preserve its strong market presence and local customer goodwill throughout the transaction.

# 170 South Street • Technical Profile

Detailed Specifications & Premium Equipment Inclusions

## 6,000 SF BARN/FACILITY SPECS

The secondary standalone facility is a masterpiece of commercial utility infrastructure. Engineered to support massive payloads and heavy machinery operations, it includes:

- **Climate Engineering:** Premium built-in radiant floor heating grids paired with independent high-efficiency ductless mini-split cooling systems.
- **Logistics Access:** 5 oversized, heavy-duty overhead drive-in bay doors enabling seamless large vehicle or transport entry.
- **Administrative Wing:** Integrated professional executive office space complete with a dedicated full bathroom.
- **Utility Independence:** Features its own separate private well system and independent septic array, completely isolated from the restaurant's utilities.

## PREMIUM CAPITAL EQUIPMENT INCLUDED

To ensure an absolute turn-key transition, the following valuable high-ticket assets and commercial machinery are fully included within the \$3,750,000 purchase price:

- **Automotive Fleet Service:** Heavy-duty commercial vehicle lift professionally installed and operational inside the main shop bay.
- **Site Maintenance Fleet:** Industrial-grade tractors and a specialized Polaris UTV for rapid multi-acre land oversight.
- **Landscaping Infrastructure:** Commercial-grade zero-turn mowers and high-output range infrastructure equipment.
- **Automated Golf Tech:** Complete self-serve range ball dispensing systems and mechanical storage infrastructure.

## STRATEGIC VALUE-ADD POTENTIAL

While currently boasting exceptional stabilized in-place revenue, the property features clear avenues for immediate capital expansion:

### 1. EXPAND HOSPITALITY HOURS

The restaurant currently excels on limited shifts. Instantly scale earnings by initiating a dedicated full dinner service, capitalizing on the high-demand full liquor permit.

### 2. MODERNIZE RANGE REVENUES

Incorporate architectural covered tees, commercial-grade night lighting arrays, and extended seasonal hours to capture a premium regional entertainment demographic.

### 3. LEASE THE FACILITY ASSET

Leverage the independent utilities and independent design of the 6,000 SF barn to secure a secondary high-cap commercial or industrial tenant lease entry.

## LISTING & ADVISORY CONTACT

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