

FOR SALE HISTORIC 2-STORY RESTAURANT



1100 MAIN STREET

DOWNTOWN NEWBERRY, SC

VENUE OPPORTUNITY WITH TAX CREDITS!

1100 Main Street is a ±6,400 square foot commercial building in prime downtown Newberry, South Carolina directly across from the iconic Newberry Opera House, driving consistent foot traffic from events, shows, and tourism.

IDEAL FOR

- Upscale casual dining & craft cocktail bar
- Brew Pub
- Live music venue | entertainment-driven concept
- Private events, weddings, rehearsal dinners (Opera House proximity is HUGE)
- Multi-level themed experiences (ex: dining downstairs, lounge upstairs)

CONTACT US



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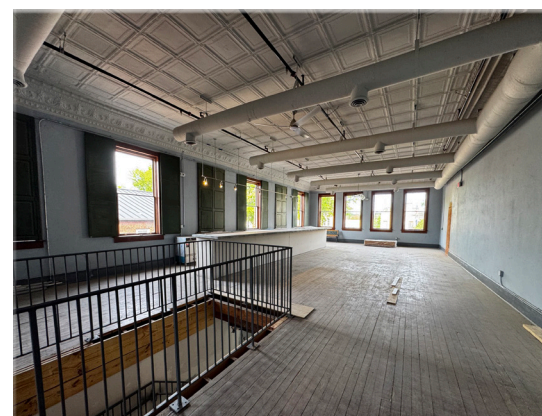
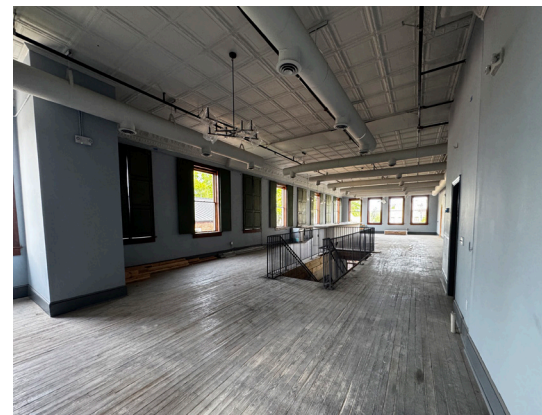
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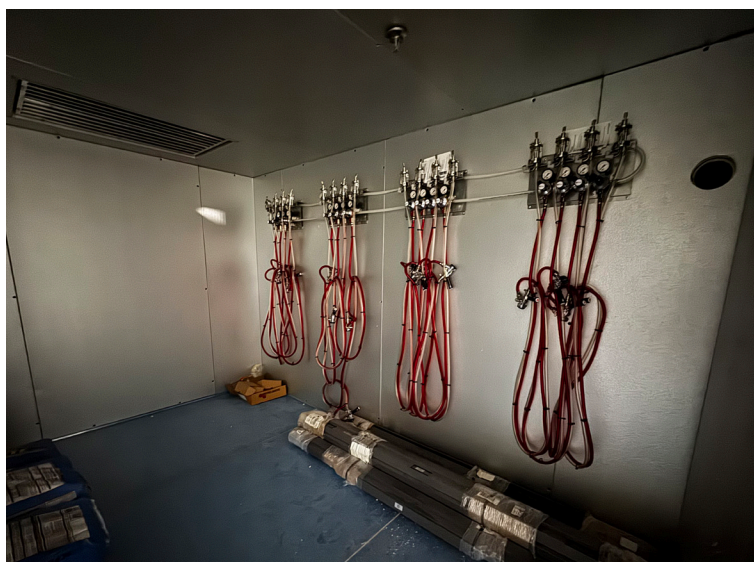
PROPERTY FEATURES:

- Two Floors ($\pm 3,200$ SF each floor) plus $\pm 3,200$ SF cellar
- Originally built circa 1909–1910 with historic character
- Prime downtown location directly across from the iconic Newberry Opera House, driving consistent foot traffic from events, shows, and tourism
- Situated in the heart of historic downtown Newberry, surrounded by restaurants, retail, and nightlife
- Three-story restaurant/bar concept with rare vertical layout ideal for multi-experience dining, private events, and outdoor patio for additional seating or events
- Two full-service bars (Expansive 30-ft upstairs bar & 20-ft downstairs bar) featuring 24-tap draft systems on both levels built for maximum guest capacity and service efficiency

PURCHASE PRICE: \$1,800,000



1221 Main Street, Suite 1607
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com



**Completely Renovated Structure
With Modern Systems**

New Electrical, Plumbing & HVAC

New Commercial Kitchen with All New Appliances

Two Walk In Coolers

All New Bar Appliances

Fire Suppression and Alarm Systems

ADA-compliant Restrooms and Entrances

Energy Efficient Lighting

Full Cellar - Poured Concrete

Excellent Storage Area

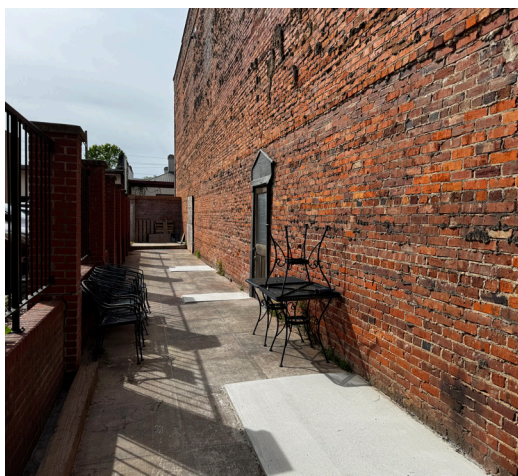
Outdoor Patio Area Seating



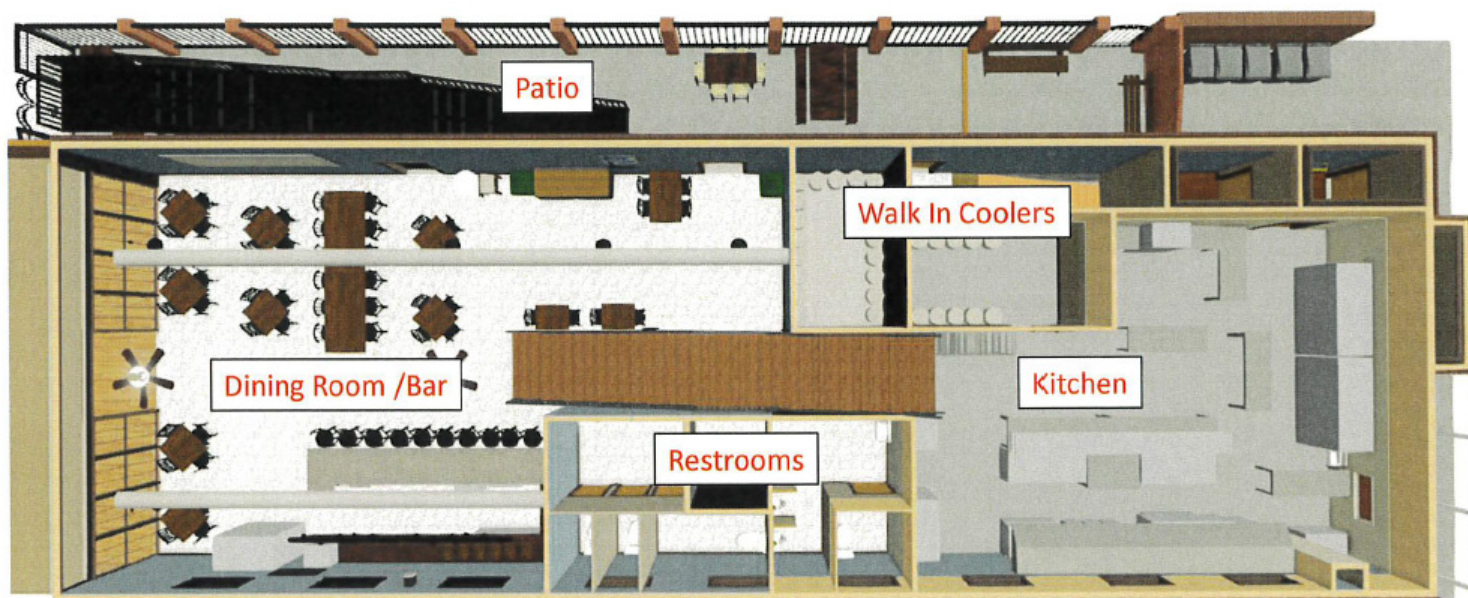
PROJECT PROGRESS

- Major Systems - HVAC (98%), Plumbing (80%), Electrical (90%)
- Fire Alarm Design Approved
- ADA Installations in Place - Awaiting Final Fixtures
- Exterior Stairs - Footers Poured and Installation Scheduled
- New Exterior and Interior Doors on Order
- Punch-list and Final Inspections Pending
- Certificate of Occupancy - After Deal Closure*

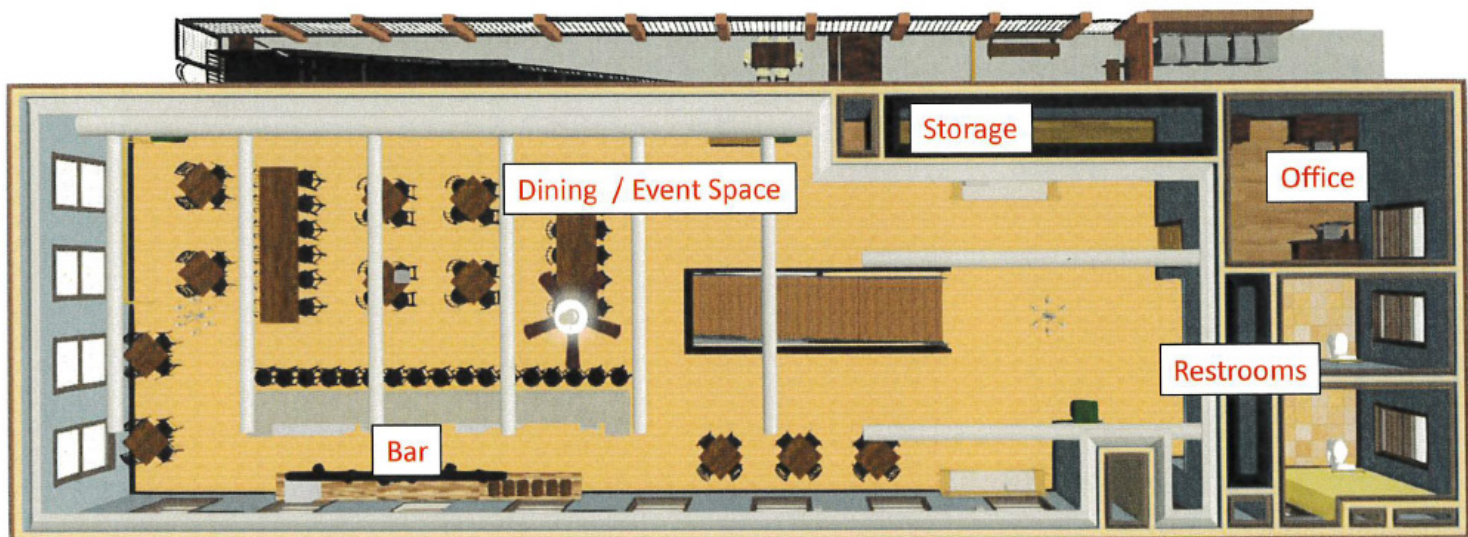
*Tax Credit Transfer



FIRST FLOOR FLOOR PLAN

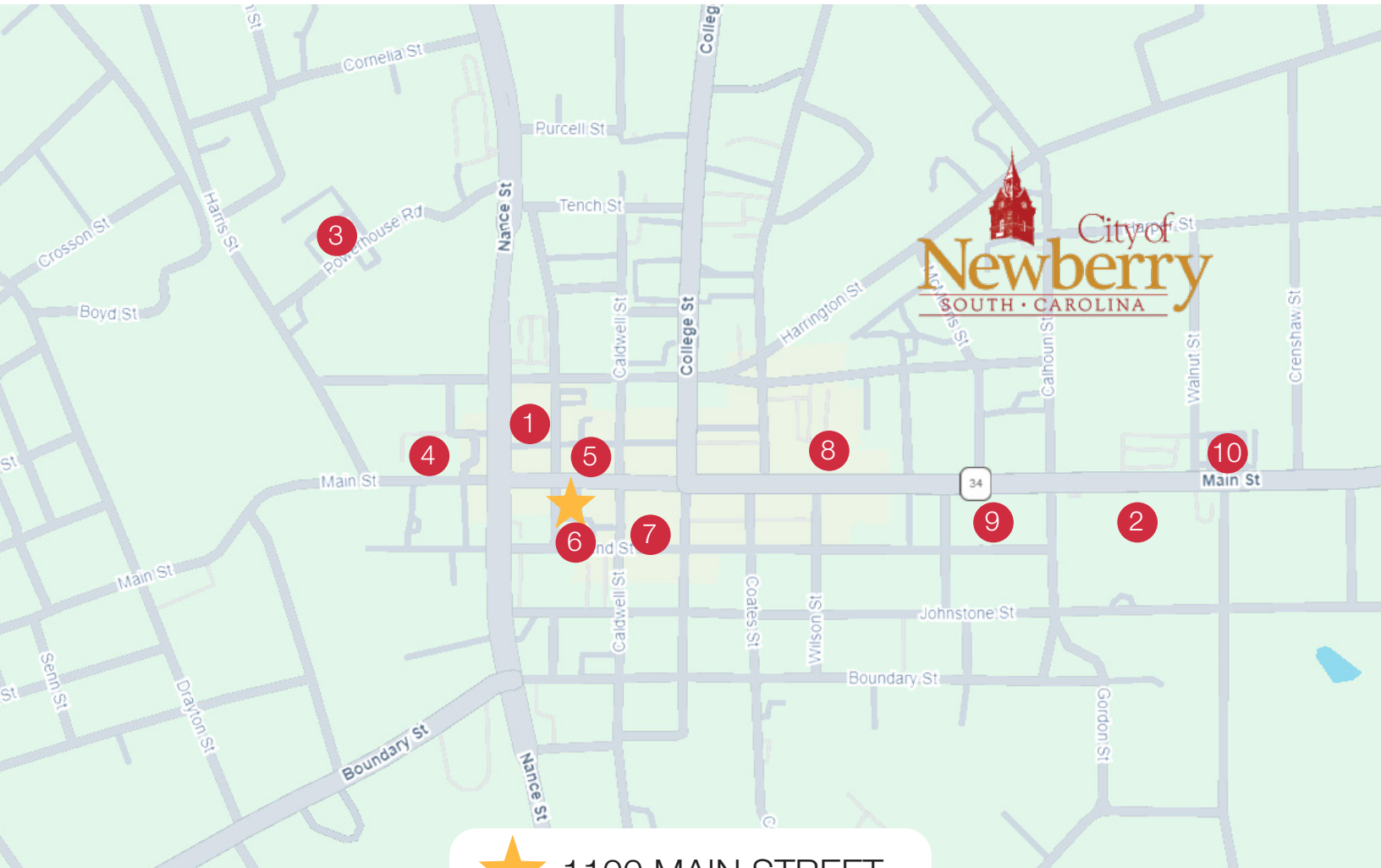


SECOND FLOOR FLOOR PLAN



LOCATION MAP

1100 Main Street, Newberry, South Carolina



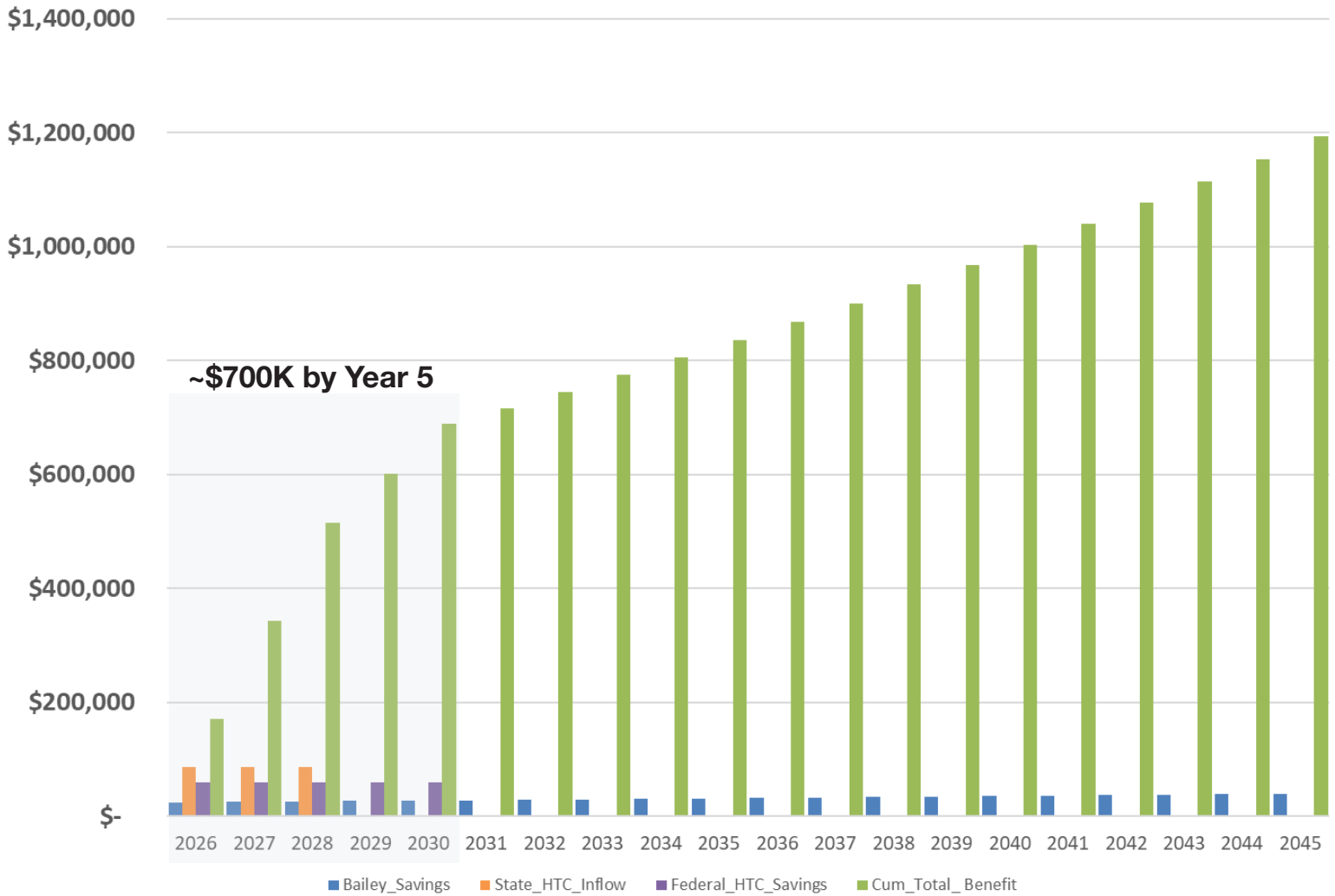
★ 1100 MAIN STREET

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INCENTIVES & TAX CREDIT SUMMARY

- Approved for Federal Historic Tax Credit (\$300,000 over 5 years)
- Approved for State Historic Tax Credit (Sold at \$86,250 per year for 3 years)
- Approved for Newberry County property tax abatement (Bailey Bill Property Tax Incentive)
- Buyer to receive all credit benefits upon qualification

Tax Credit & Bailey Bill Benefits



Full Model and Assumptions Available Upon Request