

FOR SALE

Restaurant Business in Downtown Niantic



215 Main St., Niantic, CT 06357

FOR SALE

**\$75,000 incl all
business assets
and trade fixtures**

Jeff Brewer

Pequot Commercial

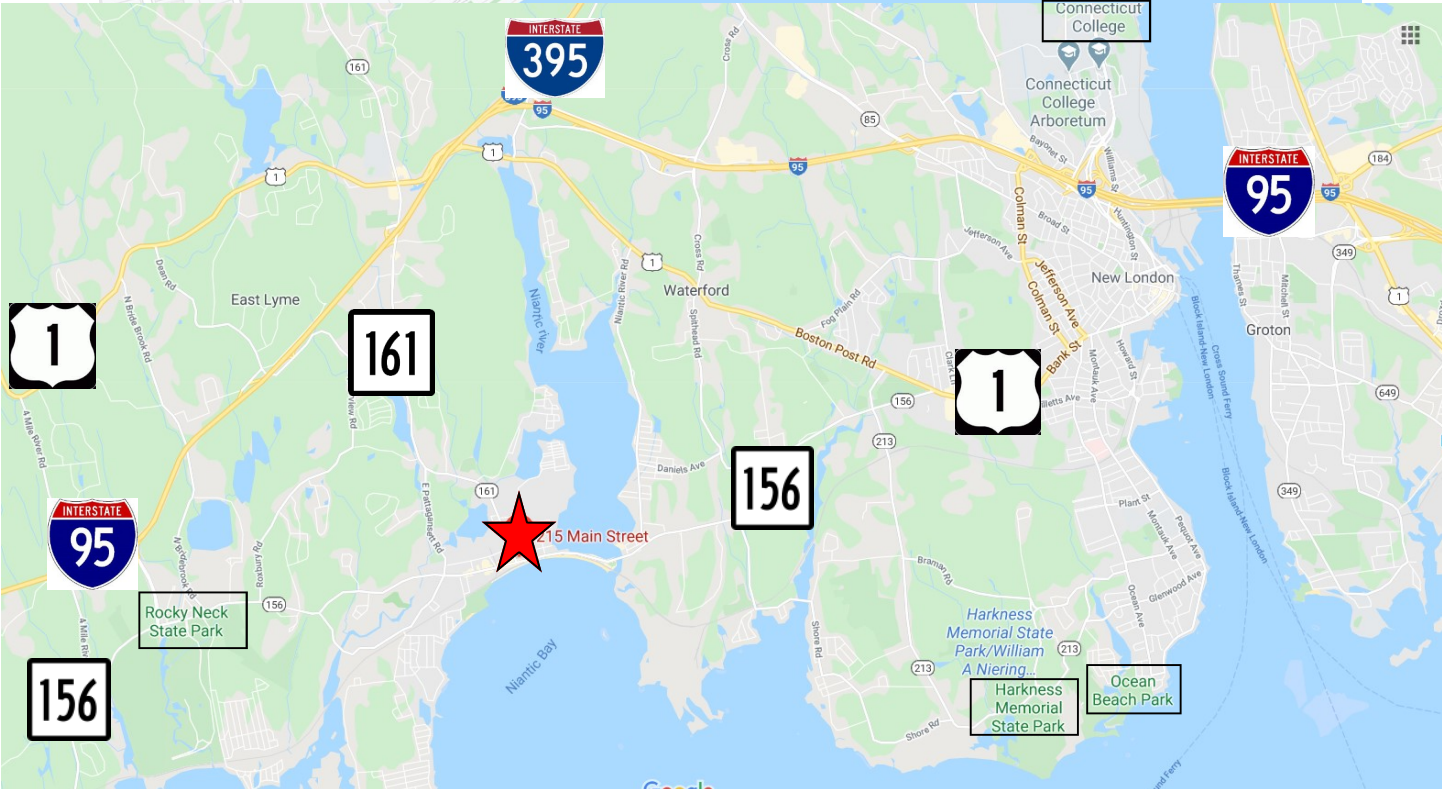
15 Chesterfield Road, Suite 4
East Lyme, CT 06333

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- ✓ Restaurant occupying 4,500 sf in Downtown Niantic has 220 seating and bar with patio facing Long Island Sound.
- ✓ All business assets and trade fixtures included
- ✓ On corner of Routes 161/156 with traffic counts of 8,000 and 9,000 respectively
- ✓ Public Water/Sewer; Propane heat
- ✓ 2 years remaining on lease
- ✓ Zone CB Commercial

Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	20,300	51,727	118,684
Total Households	9,045	22,246	49,236
Household Income \$0—\$30,000	13.49%	18.64%	19.28%
\$30,001-\$60,000	21.78%	22.89%	23.49%
\$60,001-\$100,000	28.67%	25.62%	26.44%
\$100,001+	36.06%	32.85%	30.79%

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SEATING CAPACITY

FIRE MARSHAL, OFFICIAL CAPACITY: 223 PEOPLE

- **BAR: 44 SEATS**
- **LOUNGE: 54 SEATS**
- **DINING ROOM: 50 SEATS**
- **BANQUET ROOM: 160 SEATS**
- **TOTAL: 308 SEATS**

CURRENT SEATING COUNT:

- **BAR**
 - **BAR: 21 SEATS**
 - **TABLES: 5, SEATS 10**
 - **TOTAL: 31 SEATS**
- **LOUNGE**
 - **TABLES: 8, SEATS 30**
- **SMALL DINING ROOM**
 - **TABLES:5, SEATS 26**
- **DINING ROOM**
 - **TABLES, RECTANGULAR 12': 3, SEATS 36**
 - **TOTAL: 62**
- **BANQUET ROOM**
 - **TABLES: X, SEATS 60**
- **PATIO**
 - **TABLES: 12, SEATS 82**

PARKING CAPACITY

- **SPACES: 8**
- **PUBLIC PARKING: SUBSTANTIAL BUT UNKNOWN**

INVENTORY

KITCHEN

2 WALK-IN COOLERS, 1 WITH FREEZER
2 HOOD SYSTEM
1 NEW HOT WATER HEATER
1 MIXER
1 SLICER WITH STAINLESS TABLE
1 STAINLESS LONG PREP TABLE
1 POT SINK
1 3 BAY SINK
2 BROASTERS, 1 WITH OWN HOOD SYSTEM
2 HAND SINKS
1 HOSIZAKI ICE MACHINE WITH BIN
3 FRYLATOR
1 STOVE (6) W SALAMANDER
1 FLAT TOP WITH STAINLESS TABLE
1 GAS GRILL WITH STAINLESS TABLE
1 OVEN
1 STAINLESS CADDIE
2 GLASS FRIDGES
1 UP RIGHT FREEZER
1 CHEST FREEZER
1 BAY MARIE
3 MICROWAVES
4 STAINLESS TABLES
1 TOASTER
1 HOT UNIT
2 SOUP WARMERS WITH STAINLESS SHELF
1 DISH WASH MACHINE
1 2 DOOR STAINLESS SALAD FRIDGE
1 ANSUL SYSTEM

BAR

1 U-SHAPE BAR
1 2 DOOR BEER COOLER WITH 5 SHELVES
1 3 DOOR BEER KEG COOLER WITH 8 BEER TOWERS
1 BLENDER
4 TVS
2 WELL STATIONS WITH COKE GUNS
1 LONG 3 BAY SINK WITH ICE BIN
1 HAND SINK
2 MICRO SYSTEM WITH CHIP READERS WITH DRAWERS

OFFICE

- 1 SAFE
- 1 FAX
- 1 PRINTER
- 1 MAIN FRAME PC

BANQUET ROOM

- 6 WHITE FOLDING TABLES
- 3 LARGE WOOD FOLDING TABLES
- 3 SMALL WOOD FOLDING TABLES

PATIO

- 1 HAND SINK
- 2 SPEAKER SYSTEMS

DINING ROOM

- 3 MICROCOMPUTER SYSTEMS WITH CHIP READERS
- 2 TVS
- 1 HAND SINK
- 1 COFFEE MAKER
- 1 VACUUM
- 1 4 SECTION SPEAKER SYSTEM
- 1 MOOD MUSIC

NOTE:

TABLES AND CHAIRS IN THE BAR/RESTAURANT AREA ARE INCLUDED IN A SEPARATE INVENTORY