

Bar/Restaurant

130 Mount Pleasant Rd, Newtown, CT 06470



Presented By:
THE PICCIRILLO GROUP



Bar/Restaurant

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Property Details

Well known location. Business for sale with real estate. Has always been a great gathering spot for food, spirits and enjoyment. This is not a cliché -perfect "location, location, location!" with easy access to I-84 and Rtes 6 & 25. L-shaped oak bar seats 18 plus several 4 hi-tops. All updates to restaurant & kitchen. A dozen TV's and indoor/outdoor music system. Great package deal for investors and experienced owner/operators. This is a great opportunity for an established restaurant group to expand its concept with a fantastic foundation already in place. Not only a busy spot for Newtown but easily accessible to a half dozen of Fairfield County's wine & dine crowd towns. Two fire places and two wide open wrap around decks provide a great setting for all season dining. First level is 4000 sf, 2000 sf second floor can accommodate large private events, full basement for storage, stock office or any use desired. There's plenty of parking for approximately 67+ cars (additional parking can be arranged) and seating for 200+. This restaurant is a strong draw in all seasons with current and ongoing area expansion providing additional customers as well as being a well trafficked intersection.

Price: \$899,000

- Location, location, location

View the full listing here: <https://www.loopnet.com/Listing/130-Mount-Pleasant-Rd-Newtown-CT/18402852/>

Price:	\$899,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.11 AC
Gross Leasable Area:	6,700 SF
No. Stories:	3
Year Built:	1984
Tenancy:	Multiple
Parking Ratio:	10/1,000 SF
Zoning Description:	B-2
APN / Parcel ID:	NEWT-000006-000005-000006
Walk Score ®:	17 (Car-Dependent)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
McGuire's Ale House	6,000	

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Property Photos



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DJI_0005_preview

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Property Photos



outside2



Building Photo

Bar/Restaurant

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Property Photos



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IMG_1362

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Property Photos



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Property Photos



festivefireplace



diningroomtree

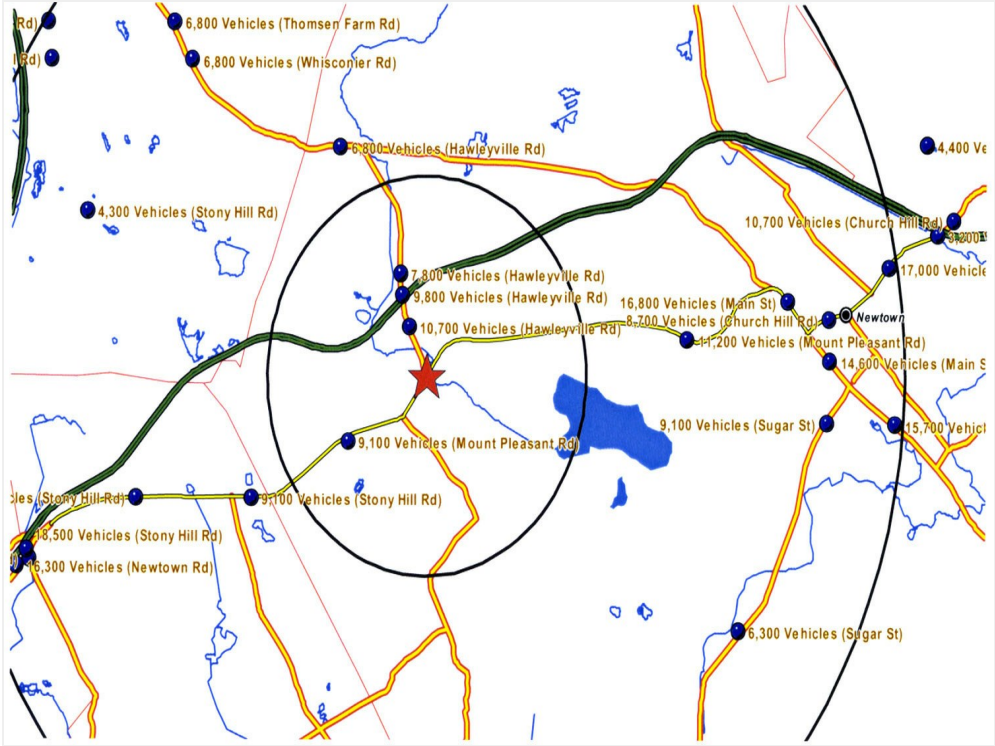
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Property Photos



Interior Photo

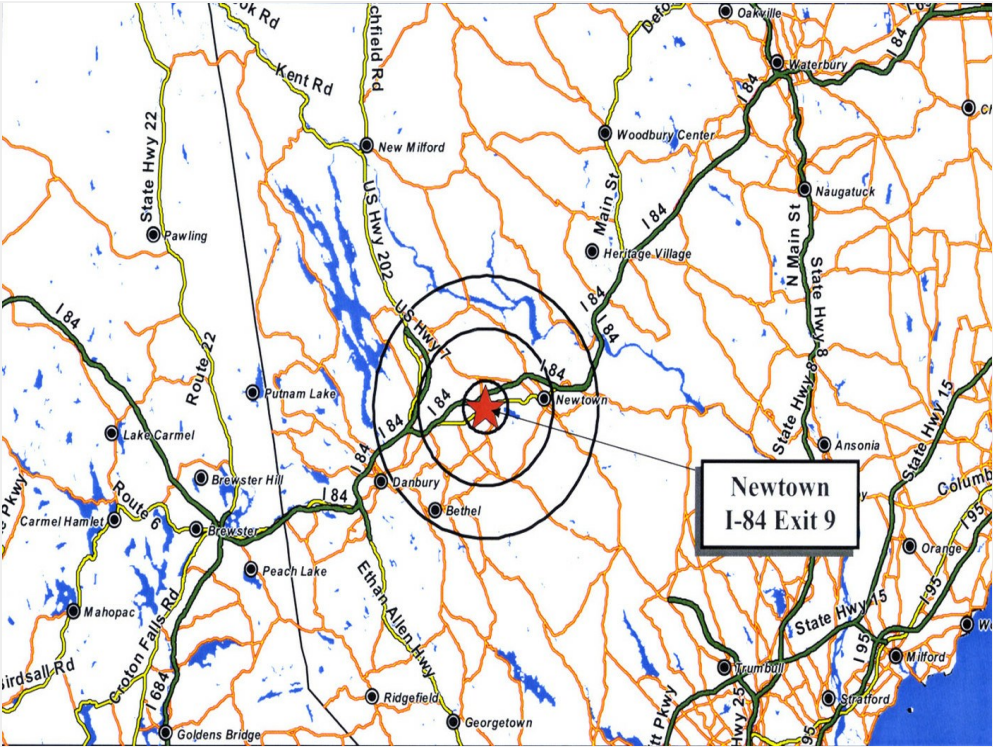


Other

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Property Photos



Site Plan



Other

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