

FOR SALE | 3,622± SF RESTAURANT BUILDING - 0.57± ACRE

REAL ESTATE & EQUIPMENT ONLY

52 Wall Street, Madison, CT 06443

SALE PRICE: \$1,600,000

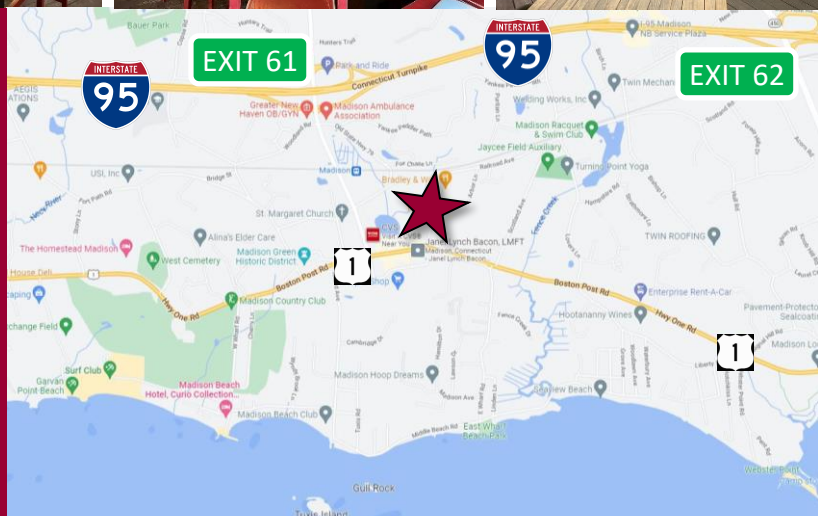
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Property Highlights

- Popular Destination in Madison with Large Following
- Turn-Key Established Restaurant Building
 - 3,622± SF for Sale on 0.57± acre
 - Real Estate & Equipment Only
- Downtown Central Business District
- Expansive Heated Outdoor Patio
- Ample Parking
- Recently Renovated Building
- Value-add Opportunity in Rear of Property

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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BUILDING INFORMATION

GROSS BLDG AREA 3,622± SF
AVAILABLE AREA 3,622± SF
NUMBER OF FLOORS 2
CONSTRUCTION Wood Frame
ROOF TYPE Asphalt Shingles
YEAR BUILT 1900 / Renovated 2014
OUTDOOR PATIO Large heated outdoor patio
can accommodate 52 and
provides true 3-season usage.

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Propane, Forced Air
ELECTRIC SERVICE Dual 200amp panels

SITE INFORMATION

SITE AREA 0.57± Acre
ZONING D
PARKING 40+ Spaces, plus st parking
SIGNAGE Pylon & Building
VISIBILITY Frontage on Wall St
HWY ACCESS I-95

UTILITIES

SEWER Septic
WATER Public Connected
GAS Propane

TAXES

ASSESSMENT \$626,010
MILL RATE / TAXES 29.41 / \$18,410.96

COMMENTS

O,R&L Commercial is pleased to present a recently renovated 3,622± SF restaurant building for Sale on 0.57± acre. The restaurant includes an impressive array of equipment and furniture. The property features a large heated outdoor patio that can accommodate 52 patrons and provides true 3 season usage. A large parking lot in the rear of the building for guests with additional parking available on the street. An extra septic system was put in place in the rear of the property as well for the purpose of future development. No time consuming and expensive build-out is needed in this well situated and ideally located asset. **Real Estate & Equipment for Sale only.**

DIRECTIONS

I-95 to Exit 61, head south on Route 79, left on Bradley, right on Wall St. Or from Route 79, left onto Boston Post Rd, left onto Wall St.

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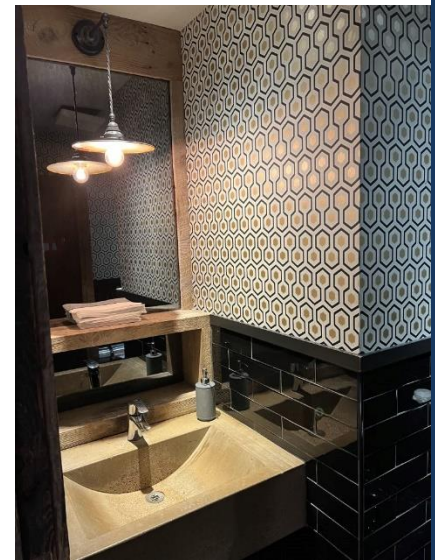
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RESTAURANT BUILDING | EQUIPMENT INVENTORY

Back Bar

- Glass Cooler
- Glass Froster
- Dishwasher
- 2 Handsinks
- SS Glass Storage
- 6 Port Tap
- 2 POS
- 3 "Squirrel Cage" Lights
- 2 Zinc Built-in Glass Shelves
- Built-in Bottle Shelving
- Soda Dispensing Equipment

Kitchen

- Hood
- Flattop Stove
- Grill
- Ansul System, Fire Extinguishers
- Fryolaters (2)
- Baymarine – 5', 2 Door
- Baymarine – 5', 4 Drawer
- Pizza Prep Coolers – 5', 1 Door
- Rack
- Rack
- Steamer – Table Top
- 5' Stainless Table
- Plate Rack
- Hand Sink
- Prep Sink

Front Bar

- 24 Bar Stools
- Butcher Block Tables - 5
- 7 Hat Pendants
- 4 Globe Pendants
- 6 Sound Panels Ceiling Mounted
- (3) Upholstered Banquets
- 2 Surface Mounted Lights
- 8 Track Heads

Covered Porch

- (6) 24'x30', (3) 3'x3', (1) 5' Zink Standing Table
- (16) Grey Plastic Chairs

Dining Room

- (4) 30x48 Tables, (8) 24,30 Tables, (8) Dining Chairs
- (12) Track Heads

Front Porch

- All Seating and Tables

Misc

- Security Cameras w/ DVR
- Sonos Amps and Speakers
- (2) TV's
- (2) Beer Menu TV's

Walk-Thru

- Keg Cooler

Basement Prep

- Auto Dish Washer
- Three Bay Sink
- Two Bay Sink
- (2) Hand Sinks
- Reach-in Freezer
- Walk-in Cooler
- Electric Convection Oven
- (2) 6' Box Freezers, (2) – 3' Box Freezers
- (2) 60x30 Stainless Tables
- Various Metro Racks
- Mixers, Bowls, Knives
- Assorted Containers, Etc
- Ice Maker

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