

121 8TH STREET COLUSA, CA

FOR SALE

1,600 SF TAP ROOM/
BAR BUILDING

SALE INCLUDES:

- POS System
- 4 - TVs 75", 65", 55", & 50"
- 4 - speaker sound system
- 4 & 6 tap kegerator
- 3- Edge Star wine coolers with 38 wine bottle capacity
- 13 ft Avantco beer cooler
- 2 - CMA GL-X commercial dishwashers
- 1 - Manitowoc ice Machine *UYF0190A model
- SimpliSafe alarm equipment
- 2 - 44" x 36" wine rack/glass storage
- 4 - tables, 5 - wine barrel tables
- 18 - chairs , 25 - bar chairs, 7 - stools
- Avantco undercounter fridge
- Avantco undercounter freezer
- Wisco Industries commercial pizza oven
- 7 - storage racks
- 4 sets of cornhole boards
- 40 + wine glasses
- 60 + pint glasses
- And all the product at time of transfer.

FOR MORE INFORMATION CONTACT:

Race Merritt

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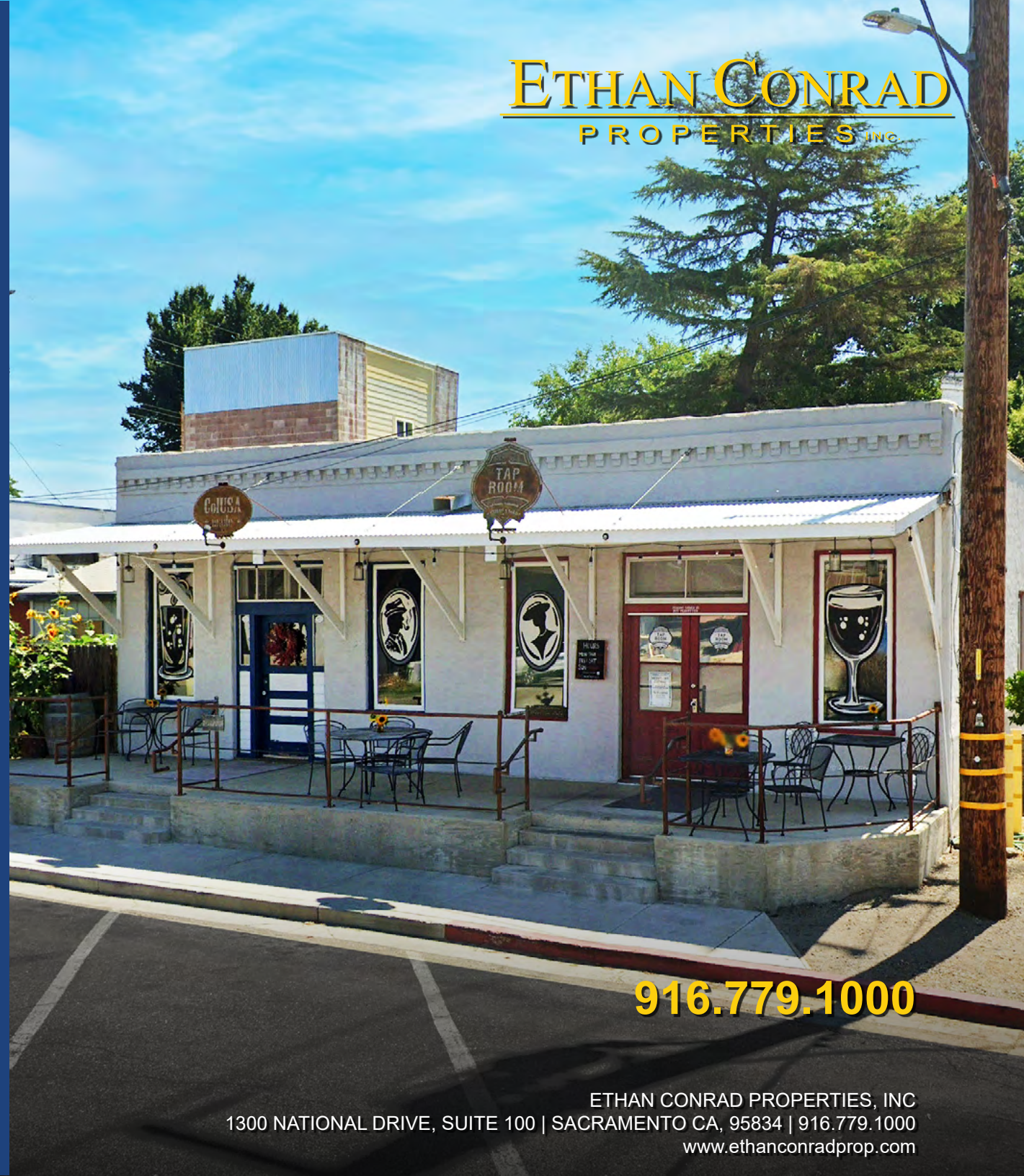
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ETHAN CONRAD
PROPERTIES INC.



916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FEATURES:

- Turn-key tap room/bar building with full FF&E
- 1,600 SF building sits on 0.06 Acres
- Rustic/Industrial decor

PROPERTY DETAILS:

Historic building, lovingly restored and improved. Nearby retail, medical, hospitality, business services and Sacramento River Recreation Area.

Two separate and spacious rooms, two bars, finished basement, front and back patio areas. The venue is perfect for private parties and special events.

PURCHASE PRICE: \$500,000

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	4,549	7,790	7,920
2024 Average HH Income:	\$71,702	\$86,094	\$86,162



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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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