**Lake House Bar& Grill with Real Estate**

**FOR SALE**

***“Owner Offers 1st Mortgage Financing!”***

**Located on RT. 34 in Seymour, CT, and known as Lake House Bar & Grill, this is a great opportunity for a hands-on operator to take advantage of all this property has to offer. The restaurant & bar is approximately 3,600 S/F with a total seating capacity of 180 seats in the dining rooms, bar and lounge, and on the outdoor waterside deck with spectacular views of The** **Housatonic River, plus 4 private boat slips directly below the deck, with rights to expand. The business is currently grossing approximately $140,000 monthly, which is below its true potential, as the current owner is a hands-off owner/investor, and at the mercy of managers running the business. Big upside opportunity on this one, especially if you cater to waterfront private events during the off season, and a must see. Please visit the restaurant’s website at:**

[**lakehouseseymour.com**](http://maps.google.com/local_url?q=http://www.lakehouseseymour.com/&dq=Restaurants+Seymour+CT&f=q&source=s_q&output=js&hl=en&geocode=&abauth=c4a2a322:sMQNwXbOJB1LMZI_vMCo4cBce0Q&aq=&vps=13&jsv=363c&sll=41.337666,-73.064601&sspn=1.117718,2.897644&vpsrc=0&oi=miw&sa=X&ct=miw_link&cd=1&cad=homepage,cid:10454869869817447712&ei=6ptfTvTJJoOGywXcyJC8Bg&s=ANYYN7laCAjPTWwyK-5YtXPD3yIXUTlsng)**‎**

**Asking: $1,300,000**

**Includes the business and the real estate, and all serious offers will be considered. Seller will hold a 10 year 1st mortgage with 40% down, at an interest rate of 4%**



**For Additional Information Contact Exclusive Broker:**

**Steve Matsis,**

**senior managing director**

**(203) 496-6274**

**PYRAMID RESTAURANT GROUP**

***“Connecticut’s 1st Choice in Restaurant Brokerage”***

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