

Showing Information

Thank you for showing this unique downtown Essex opportunity!

This property consists of **two parcels of land** in downtown Essex and includes a fully equipped bar/pub that prepares food, warehouse space, and living quarters upstairs.

The owners ceased operations in October. The pub is not currently open but is being sold as a **fully equipped, opportunity** ready for a new owner to relaunch.

The sale includes **all equipment, trade fixtures, and patio furniture** used in the operation. A detailed inventory list is available and will be provided upon request.

The property features a **seasonal outdoor patio area**, previously used for live music and expanded seating. The patio setup includes patio furniture, patio heaters, cornhole boards and lighting. Outdoor patio features commercial-grade shade sails for added comfort and seasonal weather protection—creating excellent potential for entertainment events and increased capacity during warmer months.

The sellers are committed to a smooth transition and are willing to:

- Share proprietary recipes
- Provide ordering procedures and vendor information
- Offer guidance on quantities and inventory management
- Transfer their organized “specials” book featuring food and drink specials

The upstairs apartment **appliances are included in the sale**. Apartment furniture is **negotiable** with an acceptable offer.

Utilities:

Three separate electric meters through MidAmerican Energy:

- One for the pub
- One for the warehouse
- One for the apartment
- Two separate water/sewer bills:
 - One for the pub
 - One shared for the apartment and warehouse

Please reach out with any questions prior to your showing. We appreciate your cooperation and look forward to working together!