



Total # Units: 1
Total Buildings: 1
Business Name: Hooch's 66 Bar&Grill
Year Built: 1978
Total Building SqFt: 3,498
Apx Lot Dim: 49.95 x 155.59 x 49.95 x 155.81
Lot SqFt: 7,754
Acres: 0.18
Additional Acreage: Yes
Building Stories: 1
Road Frontage Feet: 49
Apx Lot Dim: 49.95 x 155.59 x 49.95 x 155.81

Lease Type: Not Leased
Commercial Type: Limited Commercial
Bus And/Or Re: Bus and RE
Cross Street: Route 66 Oatman HWY
County: Mohave
Area: N/A
Expandable: Yes
Subdivision/Community: Golden Shores
Front Exposure: East
Builder Name: TBD
Zoning: L-C-1 Limited Commercial
Multi-Tenant Building: No
List Price/SqFt: 457.4

Use Type: Bar/Tavern/Lounge; Restaurant/Bar
Features: Balcony/Porch/Patio/Deck; Exterior Lights; Inside Storage
Seller Doc Avail: Floor Plan
Site Description: Dirt; Stand Alone Building
Parking: 31-50 Spaces; Off Site; On Street
Garage: 0
Apx Garage Depth: 0-21
Heating: Central; Electric; Mini Split(s)
Cooling: 2+ Units; Central Air; Electric; Mini Split(s)
Terms: 1031 Exchange; Cash

Construction: Steel Frame; Wood Frame
Roofing: Rolled/Hot Mop
Interior Flooring: Finished Concrete
Fencing: Back Yard; Front Yard
Lockbox Location: None
Solar: None

Public Remarks: Great Opportunity to Own a Turn-Key Restaurant Bar, Just a Few Miles From the Colorado River! This Place Has it All! Enjoy a Full Food Menu, Billiards Rooms, Live Outdoor Music, Full Cocktail Bar, Speakeasy Style Whisky Bar, 2 Full Outdoor Dining Patios + 3 Main Dining/Party Spaces, Custom Art Pieces Throughout That Set The Vibe. The Design of this Building Allows for 2 Live Bands to Play at the Same Time With No Music Overlap! Enjoy Front Patio Music & Back Patio Music! Full Chef's Commercial Kitchen + Pizza Oven, All Updated & Owned Equipment, Bar & Kitchen Designed for Speed & Function, Harbortouch POS System Makes This Operation Smooth When Ordering Food, Drinks, & Pastries, Host Multiple Events at the Same Time Using The Different Dining & Patios Spaces. Full Bar in Main Dining Area with a Top Shelf Whisky Bar in the back. This Space Is Perfect to Host Private Catered Events, & Keep the Restaurant Open To the Public At The Same Time. Enjoy The Large Social Media Following to Help Promote Events, This Bar Restaurant is Truly Turn-Key! The Current Owners Took Pride in Making This Restaurant a Destination, Lots of Love When Into Creating an Warm Inviting Space for All to Enjoy.

Directions: 95 N to I40 West, Take Exit 1 Golden Shores/Oatman turn right 5 Miles, Turn Left Onto Powel Lake Road Turn right into Parking lot

HOA: No	Tax Yr: 2023	Flood Plain: Yes	Twp: 16N
Parcel ID: 210-24-274	Taxes: \$1,767	Assessments: No	Sec: 11
Leased Land: No	Tract: 0		Rng: 21W
Bus And/Or Re: Bus and RE	Block: 0		
	Lot: 13		

List Date: 05/24/2024 **Buyer Agent Commission Amount:** 2.5% **Original List Price:** \$1,600,000
Bonus: No **DOM/CDOM:** 4/4



Prepared by: Tiffani Lambro & Co.
Havasu Realty
3505 Maricopa Ave
Lake Havasu City, AZ 86406
Phone: 928-277-9166
Office: 928-453-5554
tiffani@SellingHavasu.com
http://www.sellinghavasu.com



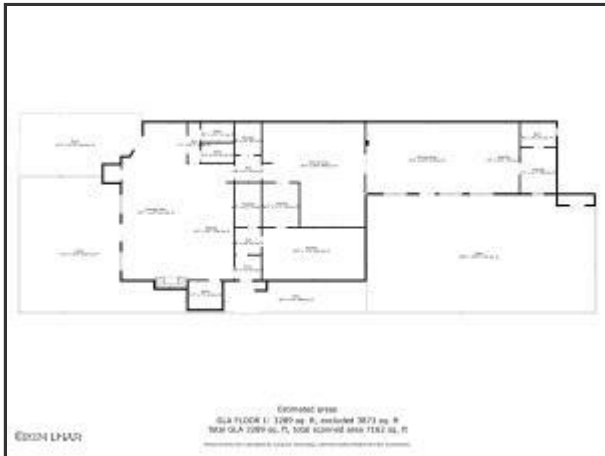
Route 66 Bar & Grill



2 Large Outdoor Patios



Floor Plan



Large Open Front Entrance



Main Restaurant Bar Area



Custom Artwork Throughout



Fresh Pastries



3 Dining Spaces + 2 Patios



Large Bar Area



Bar Built For Speed



9 TV's Throughout



Custom Art



Chill Vibes in the Billiards Room



Pool Tables with High Tops Dining



2 Large Dining Rooms



Speakeasy Style Billiards Room



Private Event Space



Lots of High Top Seating



Whisky Room With Pool Table



Custom Artwork



Whisky Bar Area



3rd Dining Space



Rent this space for Private Events!



Casual Dining & Whisky Bar



Dining & Bar Area



Whisky Bar Dining Room



Custom Bar Top



Custom Whisky Bar



Dining, Whisky & Billiards



2nd Bar Area



Patio Exit with Custom Art



Chef's Kitchen



Fully Equipped Kitchen



Custom Signage



Back Patio Music Stage



Extra Large Back Patio



Custom Art All Over the Patio



Lots of Outdoor Dining



Tons of Outdoor Seating



Fully Covered Back Patio



Live Music with 2 Patios



Sun Shades



Lots of Parking Available



Large Front Patio



Great Location on Historic Route 66



Great Outdoor Dining



Food, Live Music, Cocktails



Large Front Dining Patio



Front Patio with Live Music Area



Enjoy the Mountain Views



Custom Branded Dining Patio



Large Backlit Signage



Live Music Front Patio



Lots of Custom Branded Tables



Covered & Heated Patios



Custom Window Tinting



Front Patio Live Music & Food



Floor Plan



Floor Plan

