

100 Main – Lot One Improvements and other Features:

*1st floor bar

*2nd floor private bar, 2 bathrooms, industrial kitchen

*3rd floor: storage, commercial gym equipment, private office/apartment

*4th & 5th floors vacant; rooftop development potential

*Architectural renderings to create apartments on floors 3-5

*Upon purchase in 2002, owners invested \$1.25 million:

- Created 1st floor bar, installing all new sewer, electric, water, and gas systems
- All woodwork in bar areas crafted by Smith Cabinetry
- *Added full commercial kitchen in 2006
- *Bar on 2nd floor was custom built in 2012
- *1st and 2nd floors are metered together; 3rd floor has its own meter
- *Six-inch water line
- *Sprinkler system active in basement, 1st & 2nd floors, has water capacity to sprinkle all 5 floors.