

BUSINESS & REAL ESTATE AVAILABLE AS A PACKAGE!

ARCH STREET TAVERN

A HARTFORD INSTITUTION FOR 47 YEARS

**TURNKEY RESTAURANT • TAVERN • LIVE MUSIC VENUE
WITH REAL ESTATE**



85 ARCH STREET, HARTFORD, CT
DIRECTLY ACROSS FROM THE FRONT STREET ENTERTAINMENT DISTRICT
WALKING DISTANCE TO THE HARTFORD CIVIC CENTER
Which draws thousands of people!

\$995,500 | **OWNER FINANCE NEGOTIABLE**

PARKING ADVANTAGE

- ✓ CRDA currently provides discounted parking accommodations for at least 30 vehicles directly serving Arch Street Tavern.
- ✓ Similar parking arrangements are available to a future purchaser, subject to CRDA approval.
- ✓ More than 900 public parking spaces are available throughout the Front Street District immediately adjacent to the property.

Source: Capital Region Development Authority Letter dated May 12, 2026.

AT A GLANCE

- ±3,600+ SF Building (1 Story) Living Area
- Zoned for restaurant/tavern use with entertainment
- Classic brick architecture with historic appeal
- Fully equipped kitchen, bar infrastructure, stage/sound area, restrooms
- Liquor license included (subject to transfer approval)
- Two stories of air rights conditionally approved
- PROPERTY TAX: \$1,200 Annual (Tax relief in year 4 for a 15 year deal.)**

HIGHLIGHTS OF BUSINESS & PROPERTY

- Established Hartford landmark operating for 47 years
- Business and Real Estate offered together
- Directly across from the Front Street Entertainment District and walking distance to the Hartford Civic Center *Which draws thousands of people!*
- Seating Capacity**
25 Bar Seats | 24 Lounge Seats
160 Indoor Dining Seats
75 Outdoor Patio Seats
- Fully equipped commercial kitchen
- Performance stage and live entertainment venue
- Liquor license included (subject to transfer approval)
- Multiple revenue streams: food service, beverage sales, live music, private events, catering, and rentals
- Adjacent residential growth 52 new apartments next door
- Conditional approval for two additional stories of air rights development



INCLUDED IN THE SALE

- Furniture, Fixtures & Equipment (FF&E):** Valued at \$97,500.— Included in Asking Price!
- Product Inventory:** Approximate value: \$15,000.
- Established Business:** Operating for 47 Years — Loyal customer base and local recognition

30 DISCOUNTED PARKING SPACES Available through CRDA

900+ PUBLIC PARKING SPACES Nearby throughout the Front Street District

WALKABLE TO CONVENTION CENTER, UCONN HARTFORD & MAJOR ATTRACTIONS

LIVE MUSIC
• EVENTS
• PRIVATE PARTIES
• CATERING

Action Business Brokerage
ACTION BUSINESS IS RICK ZIFF ONLY

TELLING YOU, RICK ZIFF
Business Broker
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CONFIDENTIALITY IS KEY! TO MAINTAIN DISCRETION, PLEASE VISIT AS A CUSTOMER AND DO NOT DISCLOSE YOUR INTEREST AS A BUYER.

LEASE & FINANCIALS AVAILABLE — PROVIDED UPON PROOF OF FUNDS.

CONTACT: 860-633-4000