

325 FRONT ST, PERRYVILLE, MD 21903

TURNKEY BREWERY & RESTAURANT FOR SALE



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COMMERCIAL PROPERTY

TURNKEY BREWERY & RESTAURANT IN CECIL COUNTY, MARYLAND



325 FRONT ST, PERRYVILLE, MD 21903

EXCLUSIVELY MARKETING BY

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OFFERING SUMMARY

This turnkey brewery and restaurant represents an exceptional opportunity in Maryland's growing craft beverage market. The business has been successfully operating with an established customer base and proven revenue history. The Business & Real Estate are being sold at Real Estate value only which creates a tremendous opportunity for a Buyer.

- Located in Cecil County, Maryland - strategic position between major metropolitan markets
- Dual revenue streams from brewery operations and restaurant service
- Modern, fully renovated facilities requiring minimal additional investment
- Established customer base and operational systems in place
- Complete turnkey opportunity for experienced hospitality operators

The craft brewing industry continues to show strong growth, and this well-positioned establishment offers both brewing and dining revenue opportunities. The recent renovations and modern infrastructure provide a solid foundation for continued success and potential expansion. This is a rare opportunity to acquire a fully operational, revenue-generating brewery and restaurant with real estate included. The business is well-established with proven performance and positioned for continued growth in Maryland's dynamic craft beverage market.



BUILDING HIGHLIGHTS

OFFERING:

Sale Price: \$2.1M

Building Size: +/- 10,500

Renovated: 2020 (Very Attractive full overhaul interior & exterior)

Power: 3 Phase

Roof: New 2020

HVAC: New 2020 --multiple 5-ton units

Current Use: Brewery + Restaurant/Bar + Event Space

Construction: Block + Concrete

Cooler: (2) Walk in Coolers

Freezer: (1) Walk in Freezer

Exterior: 2000sf concrete deck with multiple outdoor sails/coverings & outdoor lighting & handicap ramp

Event Rooms: 2

Bars: 2

Bathrooms: 5

Offices 1

BEER



TAPROOM & BAR



PARTY ROOM 1



PARTY ROOM 2



SITE DETAILS

OFFERING:

Site: 2 parcels totaling 1.02 Acres

Zoning: Town Center District (TC)

Parking: 83 private spaces + street parking availability

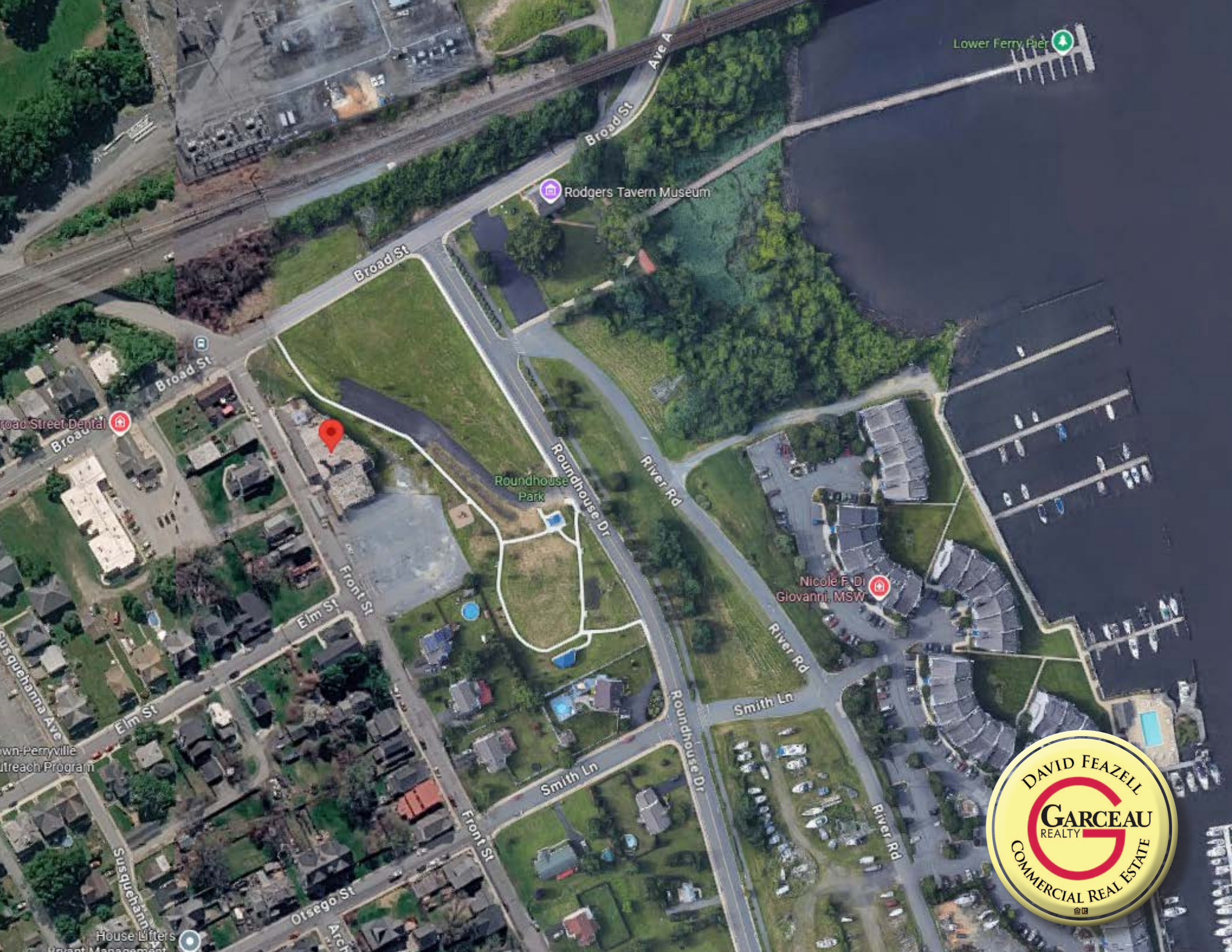
Utilities: Public Water & Sewer

Highway Access: 5 minutes to I-95 or Rt 40

Location: Just off the Susquehanna River with water views & walkable for downtown supporting community

Additional: Playground & Soundstage to the rear of site at Lower Perry Park





Lower Ferry Pier

Rodgers Tavern Museum

Roundhouse Park

Nicole F. Di Giovanni, MSW



Broad Street Dental

Down-Perryville Outreach Program

House Lifters



INVENTORY

BREWERY:

- \$300,000 in furniture, fixtures & equipment included
 - \$15,000 inventory included in asking price
- | | |
|--|--|
| • #10 (10) bbl brite tanks | • # 3 (20bbl) unitank fermenters |
| • #6 (10 bbl) unitank fermenters | • # 4 (2bbl) unitank fermenters |
| • #1 oversized 10bbl brewhouse (2-vessel) | • #1 (10bbl) hot liquor tank |
| • #1 (2-head) keg washer | • # 1 CIP |
| • # 1 (6-head) bottling line | • # 1 crowler machine |
| • # 1 Nitro blender | • #1 cartridge filter |
| • > 60 kegs (1/2s, 1/4s, 1/6s) | • # 1 forklift |
| • #1 scissor lift | • #2 cold storage units (1- 10x 40) (1-8x 20) |
| • # 1 (1bbl) Ruby pilot brewing system | • Reverse Osmosis system |
| • Gas boiler | • Grist mill with conveyor to grist case |
| • Heat exchanger | • Various misc valves/clamps/gaskets, etc... |
| • Misc work tables, brewers equipment | • Large Glycol Chiller |

****All brewing equipment is custom & bought new from NFE***



INVENTORY

KITCHEN:

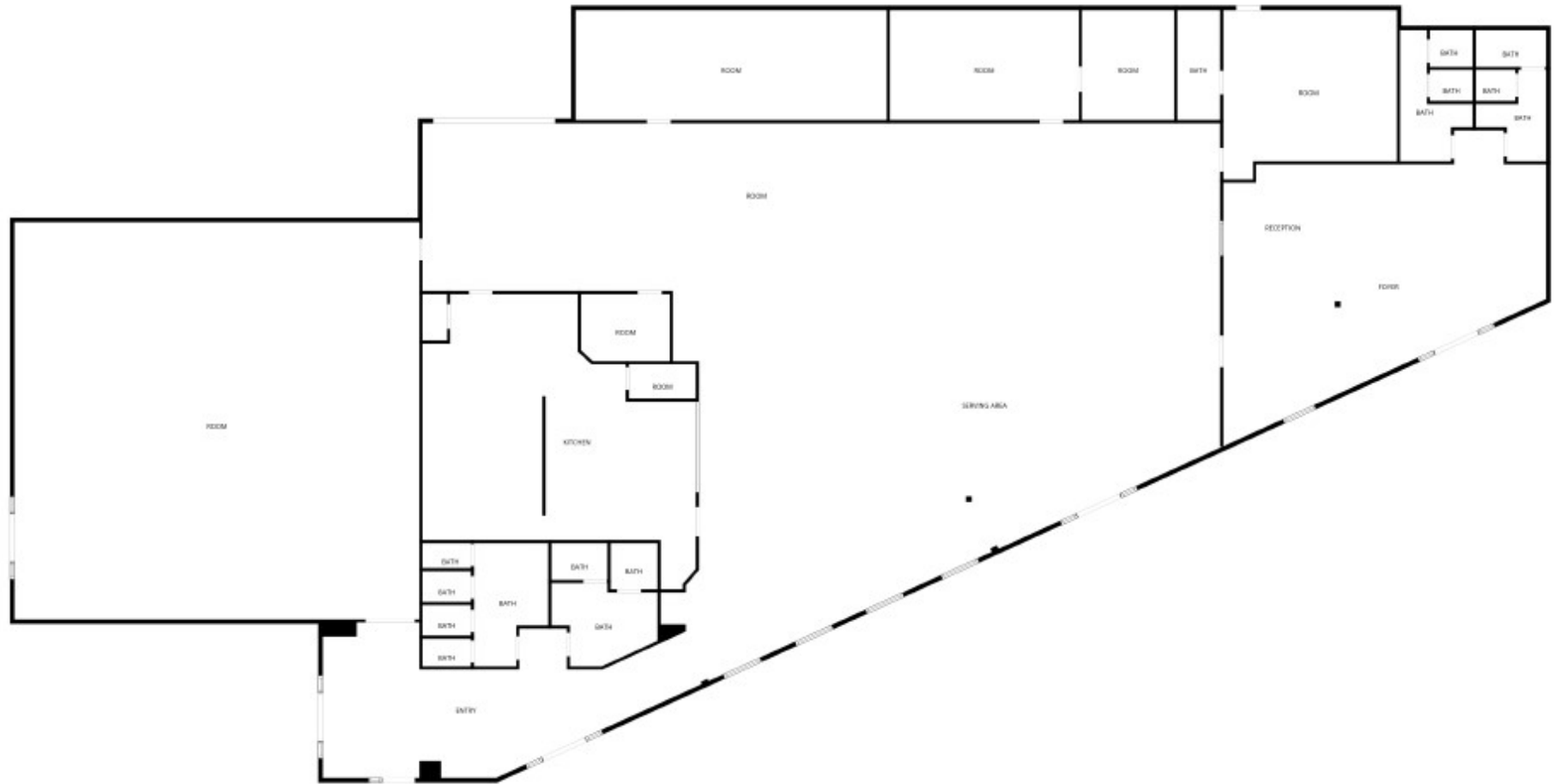
- #2 (3') flat tops
- #1 (3') grill
- Gas range
- Double convection oven
- #4 fryers
- Cabinet cook-hold
- #2 large cabinet level refrigeration units
- Walk in freezer
- Food slicer
- Frye Filter
- Sandwich/salad top with refrigeration
- Alto sham
- Dishwasher
- Multiple sinks
- Multiple stainless steel tables for prep
- Soup Station

TAPROOM/BAR:

- # 2 ice bins
- #2 soda guns
- #2 POS
- #4 hand helds
- Stainless steel #24 underbar tap system
- # 1 Pour My Beer system with 15 taps
- Additional taps at bar, totaling 24 taps (including nitro)
- Triple sink
- Hand sink
- Corner sink
- Back bar (stocked w/ liquor)
- Large ice machine
- Tables/chairs for > #200 seating
- Approx. #200 plastic chairs for events
- >#30 outdoor tables
- Multiple large TVs > #10
- Custom tap handles > #50



FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



