

Volcano Union Pub & Inn

21375 CONSOLATION STREET, VOLCANO, CA 95689

FOR SALE

Listing Price \$1,100,000



Business & Real Estate

Features

- Historical Inn, Real Estate Included - Bar, Restaurant with 4 Elegant Bedrooms - Amador Wine Country.

Property Information

- Year Built: 1880 / renovated 2000
- Indoor bar & restaurant seats 60 including 40 in a private dining room plus 45 more on the private patio.
- Only open Thursday through Monday generation annual sales of around \$1 million.
- Income of \$115,000 under management.
- Potential to increase income to \$165,000 to \$200,000
- SBA finance approved with 20% down.
- Ideal for new owner/manager or couple team.
- Rooms generate extremely high profit with average room nights costing \$114 (highest room charge \$154)
- Additional revenue opportunities from catering to many local wineries
- Good books and records with verifiable financials.


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Mark D. Hinkins CCIM
PRESIDENT / MANAGING BROKER
925.627.6027
mark.hinkins@sperrycga.com
CalDRE #01320849



Keith Simpson
916.244.2071
CalDRE #01791868

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California's Largest Restaurant Brokerage - Specializing in Sales, Acquisitions & Leasing of Restaurants, Bars, Clubs & Related Commercial Buildings

Historical Inn, Real Estate Included - Bar, Restaurant with 4 Elegant Bedrooms - Amador Wine Country

Amador County

Offered At \$1,100,000

Sq Ft 4350 - Lot size 9028

Type Bars for Sale, Catering/Commercial Kitchen, Other Food Service Operation, Real Estate for Sale, Restaurants for Sale

Location 21375 Consolation St, Volcano, CA 95689 RRC# 3135 Monthly Revenue \$81,750 Monthly Cash Flow \$9,583

Annual Revenue \$981,000 Annual Cash Flow \$ 115,000 Rent Real Estate Included



Nestled in beautiful Amador wine country, just an hour from Sacramento lies this fully renovated, historic pub with rooms, for sale with the real estate. The indoor bar and restaurant seats 60 including 40 in a private dining room plus a further 45 on the private garden outdoor patio. The owners are totally absentee and their manager, chef and great crew of long-term employees runs the day-to-day business. Only open Thursday

through Monday generating annual sales of around \$1 million and an income of \$115,000 under management. See customer comments; *"This place located in the quiet little town of Volcano, is the true gem of the Mother Lode! It has a seasonal fresh menu along with old tried and true favorites including the fried chicken and famous 'Union Mac and Cheese'!"* And *"The inside of the pub takes you back to days gone by, and the outside garden area is whimsical and truly special. The servers are all so friendly and know the food and drinks they are serving. Take a drive and go find this place, you will be glad you did."* And *"Excellent, ambitious menu in an unexpected spot. Charming, welcoming atmosphere & beautiful garden seating as well."* A new owner/manager would increase that profit to \$165,000, a couple team to over \$200,000. SBA pre-qualified for a 25-year loan to well qualified, experienced buyers with good credit with \$200,000 down. The 4 elegant upstairs rooms are a credit to the current owners in

their uncluttered, luxurious accommodation with a front balcony for relaxation and for soaking up the rural views while sipping on local wine or beer & enjoying a meal prepared by the chef. The rooms also generate an extremely high profit with average room nights costing \$114 (highest room charge \$152) and of course, guaranteed dining. The garden patio, off the main restaurant is mature and colorful in its flora, lending itself well for wedding receptions and private parties. Catering is another avenue to increase revenue, as the many local wineries are in need of catering services for the many weddings & events. Available are good books and records with verifiable financials. Please complete the 'Non Disclosure Agreement' on our website and we'll send you the full financial information, property profile & the comprehensive list of equipment included with the purchase. We'll also send you the Broker's contact information so you can discuss this opportunity in

General Info

Organization	Partnership	Seating	100 + 45 Patio
Established	1880 Built, Converted 2000	Square Feet	4350 - Lot size 9028
Current Owner	2009	Parking	Private Parking Lot
Employees	18	Licenses	Health, Business & ABC Type 41 License.
Reason For Sale	Other Interests	Open Hours	Mon & Thurs 5pm-8pm, Fri 5pm-9pm, Sat 12pm-9pm Sun 12pm-8pm

Lease

Rent	Real Estate Included	Monthly Revenue	\$81,750
Expiration	Real Estate Included	Monthly Cash Flow	\$9,583
Yearly Increase	Real Estate Included	Annual Revenue	\$981,000
Option	Real Estate Included	Annual Cash Flow	\$ 115,000
Deposit	Contact For Info	Payroll	Contact For Info

Financing

Down Payment		\$Contact For Info
Note Balance		\$Contact For Info
Terms of Note		Contact For Info
All Cash		Contact For Info

DISCLAIMER: The above financial information was supplied by the seller and has not been verified by broker. Broker makes no representation about the accuracy or completeness of the information and does not guarantee future performance. It is the responsibility of a prospective buyer to make their own inspection of all financial and other business records, and to seek independent financial and legal counsel regarding any

purchase of this business and/or real estate.

Location

Enter your starting address

GET DIRECTIONS

Keith Simpson

•(916) 244-2071

CalBRE #01791868
