



UTAH CRE

**BERKSHIRE  
HATHAWAY** | UTAH  
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

**SUGAR HOUSE**  
*pub*

## LEGENDARY LOCATION - ACT FAST - PRICED TO MOVE

### TURNKEY BAR OPPORTUNITY FOR SALE OR LEASE

**SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106**

**CALL AGENT FOR PRICING**

Owner is ready to move on and is Extremely Motivated to make a deal! This is your chance to own or lease a fully equipped Bar in one of Salt Lake City's most desirable neighborhoods. Currently operating as the Sugar House Pub, this space is a rare turnkey opportunity to walk into a fully operational bar and hospitality venue with all business assets and equipment included. The establishment has a loyal customer base and is well-integrated into the local community fabric. Don't miss this opportunity to own or lease a legendary Sugar House location with everything in place to hit the ground running.

- APPROX. 5,000 SF
- INCLUDES BUSINESS & FF&E
- TURNKEY BAR
- LOYAL CUSTOMER BASE

# FULLY EQUIPPED & FURNISHED

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

The property is fully stocked and ready to go with an impressive inventory of FF&E:

## BAR & BEVERAGE EQUIPMENT

- 28 Active direct draw refrigerated tap handles in use with an additional 6 available.
- (4) under-counter 2 door beverage coolers
- Side by side coolers and glass door merchandising beverage coolers
- (2) 60" stainless steel 3 compartment sinks
- (10) 200 lb brew gas cylinder tank system and (1) 20 lb tank
- Manitowoc ice machine which comes with a 300 lb Ice storage bin
- (3) 50 lb ice storage bins connected to/through new Coca-Cola service line bundles

## CUSTOM WOODWORK

- Two handcrafted 20'+ African Mahogany bars
- Matching 10' tall back bars with tempered glass shelving

## FURNISHINGS

- 80+ Bar stools
- (3) black leather futons and sectional
- (18) black leather barrel chairs
- Assorted pedestal, bar-height, and coffee table-height tables
- High-quality furniture and cabinetry in the office

## AUDIO/VISUAL, GAMES & TECH

- (9) 36"-50" TVs
- 50+ Neon and LED signs (mostly new/unused)
- (3) New FOCUS POS systems with excellent customer support
- Pool tables, arcades, dart boards and jukebox





# PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106





# PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106





# PROPERTY PHOTOS

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106



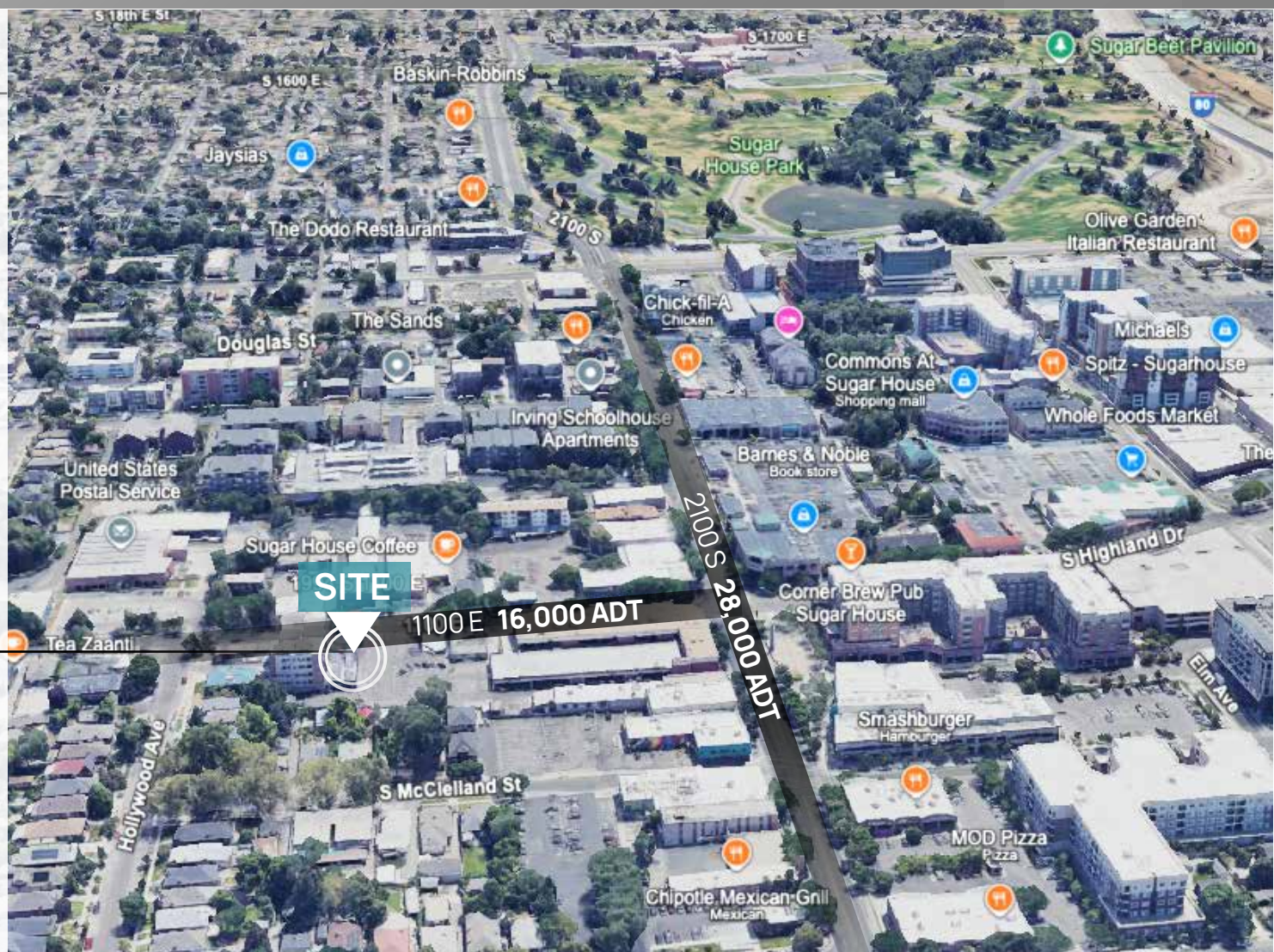


# LOCATION

SUGAR HOUSE 1994 S 1100 E | SALT LAKE CITY, UT 84106

## LOCATION HIGHLIGHTS

- Located in the heart of the vibrant Sugar House district
- High-traffic area with excellent visibility and signage
- Surrounded by popular retail, restaurants, nightlife and thousands of residential units built with another 300 planned on the same block.
- Easy access to public transit and major thoroughfares







**SUGAR HOUSE**  
1994 S 1100 E  
SALT LAKE CITY, UT 84106

#### INVESTMENT HIGHLIGHTS

- Sale includes business, all FF&E, and existing infrastructure
- Ideal for bar, restaurant, taproom, or creative commercial use
- Zoned for commercial use in a rapidly growing district
- Surrounded by residential density and consumer demand

i

**CALL AGENT FOR PRICING**

**Contact us today to schedule a tour or request additional information!**

**TODD McLACHLAN**  
(801) 520-9005  
todd@utahcre.com

**JILL SNYDER**  
(435) 671-0793  
jill@utahcre.com

**CHELSEA WALL**  
(435) 671-3541  
chelsea@utahcre.com

**BERKSHIRE  
HATHAWAY** | UTAH  
HOMESERVICES PROPERTIES

**COMMERCIAL DIVISION**

© 2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.