

# FOR SALE | RESTAURANT & BAR

805,807,811 Varick Street, 800, 804 Court Street, 808,810 Sunset Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Available Space: 3,384 ± SF

Parcel Size: .27 ± acres

Parking Spaces: 25 ±

Sprinkler: Fully

Zoning: Neighborhood Mixed Use

Tax Parcel ID: 318.040-2-27, 318.040-2-29, 318.040-2-30, 318.040--31

Sale Price: \$1,795,000.00

Taxes: \$15,865.00 ±

**Comments:** The historic Celtic Harp Restaurant & Pub offers a full bar on the first and second floor as well as the outdoor courtyard. Fully equipped with kitchen. Located in the Utica Brewery District and across the street from the F.X. Matt Saranac Brewery. Exterior entertainment area with staging for concerts. Second floor offers space for private parties. Full basement with cooler and storage.

[CLICK HERE TO TAKE A VIDEO TOUR](#)



**John N. Jweid**  
Licensed Associate Real Estate Broker  
315.736.1555 x301  
jjweid@PaviaRealEstate.com



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555

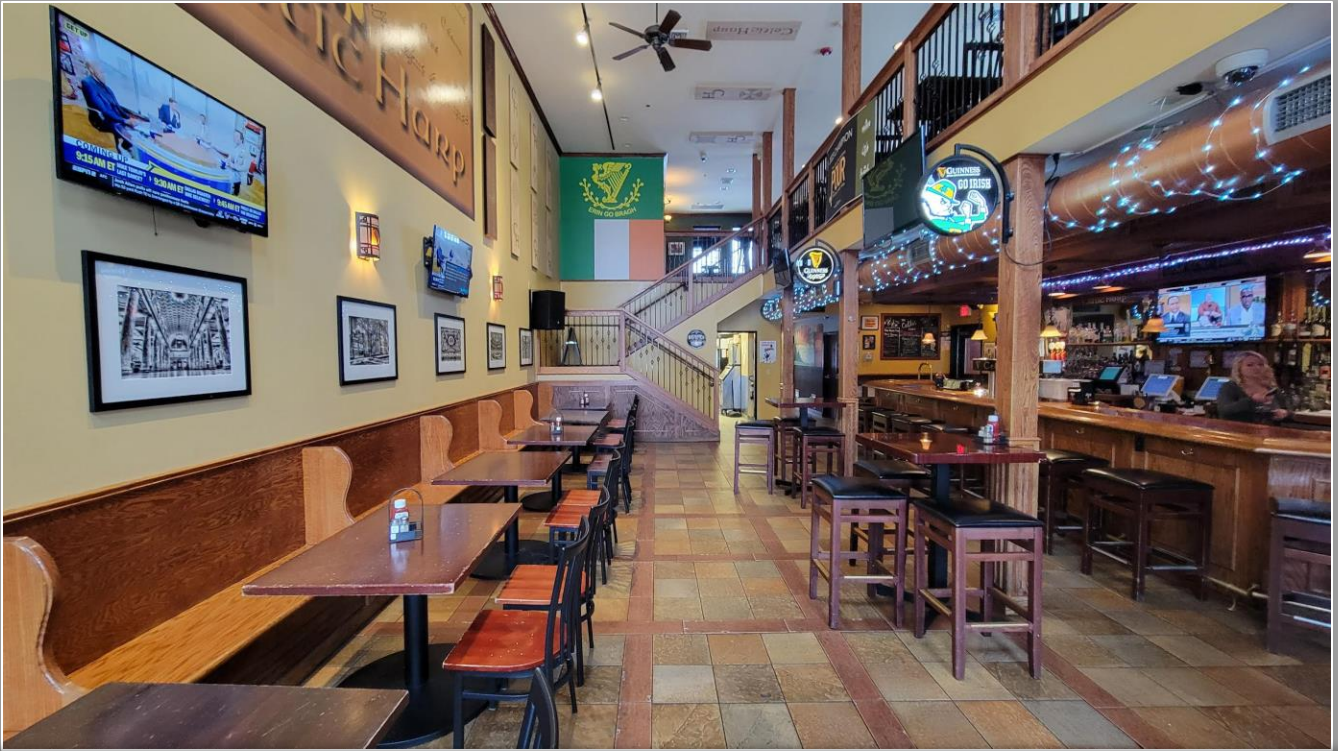


# FOR SALE | RESTAURANT & BAR

805,807,811 Varick Street, 800, 804 Court Street, 808,810 Sunset Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555



# FOR SALE | RESTAURANT & BAR

805,807,811 Varick Street, 800, 804 Court Street, 808,810 Sunset Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555



# FOR SALE | RESTAURANT & BAR

805,807,811 Varick Street, 800, 804 Court Street, 808,810 Sunset Avenue, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555