

Fino Wood Fired Pizza & Bar

Watertown's Premier Wood-Fired Restaurant & Bar
663 Main Street · Watertown, Connecticut 06795



THE CONSULTANCY

ASKING PRICE

\$800k



FINANCIAL SNAPSHOT

\$1.57M

Peak Gross Sales (2024)

\$160K

Net Annual Profit

\$370K

Owner Salary (2024)

PROPERTY DETAILS

Building Size	2,264 sq ft
Year Built	1930
Construction	Masonry
Roof	Tar & Gravel
Cooling	100%
Sprinklers	Wet System

RESTAURANT DETAILS

Total Seating	80 seats
Dining Room	64 seats
Bar Seating	16 seats
Hood Length	16 ft
Liquor License	Yes — Full
Employees	12 (5 FT / 7 PT)

SALES MIX

Food Sales	73.25%
Liquor Sales	23.85%
Dine In	70%
Takeaway	20%
Delivery	10%

MONTHLY EXPENSES

Property Taxes	\$7,100 / yr
Bldg Insurance	\$5,500 / yr
Electric	~\$900 / mo
Gas	~\$700 / mo
Internet	\$345 / mo

WHY THIS OPPORTUNITY

- Established wood-fired concept with a loyal local following in Watertown, CT
- Owner-occupied real estate included — no landlord dependency or lease risk
- Full liquor, beer & wine license in place — immediately transferable
- \$1.57M peak gross sales with consistent year-over-year performance (2023–2024)
- Turnkey operation with trained staff and POS systems in place
- No open litigation · Current on all taxes · SBA financing eligible

FOR MORE INFO OR TO SCHEDULE A TOUR CONTACT:

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