

0:01
all right this is donovan's
0:05
it is a bar
0:06
[Music]
0:12
so the owner's been closed since covid
0:15
he has made several upgrades
0:18
while he's been closed such as
0:20
refinishing these hardwood floors
0:24
there's some other great upgrades down
0:26
in the basement that you'll see
0:29
over here is the one-man kitchen
0:36
so it is designed to be fully functional
0:38
for just
0:40
one person
0:42
so if you have a bartender
0:46
working
0:48
back here
0:50
they can pop into the kitchen
0:53
behind closed doors and have
0:57
everything that they needed
1:00
for serving the food that they served so
1:02
there's a freezer here
1:09
there's a refrigerator

1:12
unit here
1:14
with a little prep surface
1:18
and space to put your toppings and
1:20
whatnot
1:22
and over here
1:24
is a new
1:25
auto fryer
1:28
so these are the foods that they served
1:31
things like
1:32
curly fries and onion rings and fried
1:34
pickles
1:38
drop into there
1:40
set the timer and off you go
1:44
one for each side easy peasy
1:49
close this just so you can see the rest
1:51
of the space so the hardwood floor runs
1:53
through here there's another
1:56
window
1:57
here in the front
2:04
okay
2:05
just let some of that light up
2:08
you can see the exhaust from the fryer

2:11

[Music]

2:12

over here there's another small

2:15

storage and workstation

2:19

microwave up high

2:21

it's not completely closed off it is

2:23

just the door here out to the bar and

2:26

then the bar area

2:28

behind the saloon doors

2:33

all right

2:37

so here are all the controls for the

2:40

lights

2:41

of course it is a bar kind of pub area

2:43

so there's several televisions

2:45

one in each corner of the bar

2:48

and then two large tvs across the way

2:54

so it is super clean in here i will

2:56

definitely give him that

2:58

i'm impressed with the cleanliness

3:01

they've got their

3:03

storage kind of hidden back here just by

3:06

some

3:07

drapes for easy access

3:09
it's all mirrored
3:11
back here
3:12
and then there's more coolers
3:16
you know everything's just
3:18
turned off right now to keep the cost
3:20
low since he's not open
3:23
but all super nice and clean
3:25
and then you've got your ice
3:28
there with your
3:30
well drinks um sink i should go this way
3:34
so the
3:35
sun's not reflecting back
3:39
so
3:40
the bar itself
3:45
the tap system
3:48
that's part of the upgrade that you'll
3:49
see down in the basement with a walk-in
3:51
cooler
3:52
there's like a glycol system to keep
3:54
everything cold cold
3:57
so there's
3:58
a couple of coolers here he's got his

4:00
glasses just stored in this one
4:03
and then
4:05
some other chilled drinks there another
4:07
ice machine here
4:10
and then again just more storage spaces
4:18
so there are
4:20
kind of these beams that kind of make a
4:22
grid pattern up here on the ceiling
4:24
which is nice to add some kind of
4:26
architectural detail
4:28
and then
4:30
in the middle dividing
4:32
the bar from
4:34
the seating area they do have
4:37
this kind of
4:39
you know industrial pipe
4:41
system so you've got a place for your
4:43
feet
4:44
uh and then this just all holds up this
4:47
other
4:48
drink holder essentially
4:51
so over here

4:53
they've got room for
4:55
more tables than what they have
4:57
obviously they could fit more in here
4:59
but in the front
5:00
there is a whole built-in banquet
5:07
the actual
5:08
kind of front door is set up as a double
5:10
door so you get that wind break which is
5:13
really important in vermont in the
5:14
winter time
5:19
so coming in from
5:22
the front this is what people see they
5:24
walk in this is that kitchen employee
5:26
only area
5:30
so there's a
5:31
wainscoting
5:34
and a chair rail detail
5:37
there are surround sound speakers and
5:40
another cable outlet there if you want
5:42
to put a third tv up
5:44
they have a touch tunes machine my guess
5:46
is that this is not included it's

5:48
probably a rented system but i'd have to
5:49
figure that out
5:51
you plug in your
5:53
iphone or connect it somehow through
5:55
bluetooth
5:56
and then again all part of the
5:58
electrical
5:59
and stereo system there's a speaker
6:02
mounted up there
6:06
all right so then in the back there's
6:08
two restrooms
6:10
they split them up as ladies and
6:11
gentlemen
6:13
so we transition from a wood
6:16
to the carpet
6:18
to a tile
6:21
wayne's coating in here
6:23
it is a one person occupancy
6:26
nice wood wainscoting
6:28
toilet urinal
6:31
looks kind of like a chalkboard paint on
6:33
the walls here i'm guessing that's why

6:35
it's sort of
6:36
got that
6:38
weight down look and then just a corner
6:40
sink there's actually
6:43
no mirror in here which i find really
6:45
funny
6:49
and then right after that on the same
6:52
side is the ladies
6:54
room again just a single occupancy this
6:56
one has
6:57
a sink with a mirror
7:02
it's not as dark as the men's room
7:04
[Music]
7:06
okay
7:07
so back here in the pool table
7:10
zone
7:11
there is a wainscoting ceiling with some
7:14
recessed lights try to go this way so
7:17
you don't get so much glare
7:23
so we've got the basement hatch door
7:25
open just so that i can walk right down
7:26
there but i wanted to show you

7:29

this

7:30

upstairs first

7:32

so this is the back door

7:38

so just sort of giving you the quick

7:39

view i will start the next video from

7:41

right there

7:42

but before i go out i'm gonna go down

7:46

so to the basement we go

7:54

stairs are steep but

7:58

that way they don't take up a lot of

7:59

room all right so in the basement tons

8:01

of storage all built-in wood

8:03

shelving

8:06

concrete floor

8:09

there was a brand new boiler this was

8:11

installed last year

8:14

it's a wheel mclean gold boiler

8:17

and vermont heat is critically important

8:20

so that's a important upgrade that

8:22

they've done you can see all the shiny

8:23

new copper pipes

8:25

there's also an air conditioning system

8:27

here of course that's important for the

8:28

summertime

8:30

for restaurant goers

8:32

a couple different zones for heat

8:34

there

8:36

you're on town water in town sewer so

8:38

there's the septic line going out

8:41

behind this board i'm sorry this is in

8:44

the way but

8:45

i can't really move it um there's the

8:47

oil tank

8:49

the vast majority of our homes and

8:50

businesses are heated by oil here in

8:52

vermont so the fill pipes are outside

8:55

the delivery driver would just park in

8:56

the driveway and fill it up from outside

9:01

and then

9:02

before i show you the cooler i want to

9:04

show you

9:05

the electrical which is all the way in

9:07

this front corner

9:13

so

9:14

nice

9:16

panel

9:17

definitely looks to be a 200 amp

9:20

panel to me i'm gonna try to take a step

9:22

back and take a photograph for you

9:25

uh all wired in through cable

9:27

uh comcast high speed internet

9:29

uh so all of that is on one unit so both

9:32

your business and your home would be on

9:34

one bill

9:37

so you can see the poured concrete

9:38

foundation

9:39

you know look beyond the clutter and

9:41

just look at the foundation

9:43

the actual framing is impressive

9:46

back in the day when two by fours were

9:48

actually two inches by four inches and

9:51

two by sixes were two inches by six

9:53

inches

9:54

so that's all really good smoke

9:55

detectors

9:57

nice clean wiring

9:59

that's really important

10:03

so here is the walk-in cooler this whole

10:06

unit

10:07

here

10:15

so it's currently just set up for the

10:17

kegs

10:20

since it's a bar but if you were using

10:22

this as a restaurant and just wanted it

10:24

as a walk-in cooler for food

10:26

primarily then

10:28

you could put shelving in and use it for

10:30

that instead

10:32

all right so that is the basement

10:34

very good ceiling height i would say

10:36

this is a good um

10:39

eight and a half feet tall most likely

10:41

super sturdy beams

10:43

nothing seems out of place down here