

Prime Downtown Restaurant / Bar Location

Value-Add With Mixed Use Potential



For Sale



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY DETAILS



Property Type: Restaurant / Bar

2nd floor presents opportunity for alternate mixed-use

Year Built / Renovated: 1900 / 2008 / 2023

Gross Building Area: 6,000 +-SF

Improvements:

HVAC: 4 in 2023 / 2 in 2008

Electric/Plumbing/Windows: 2008

Fire Suppression & Kitchen Equipment : 2023

ADA Elevator accessed from outside

9' X 11' Walk-in Cooler

Site: 4,300+- SF with 34.6' +- of direct access, frontage & exposure along E. side of S. Main St.

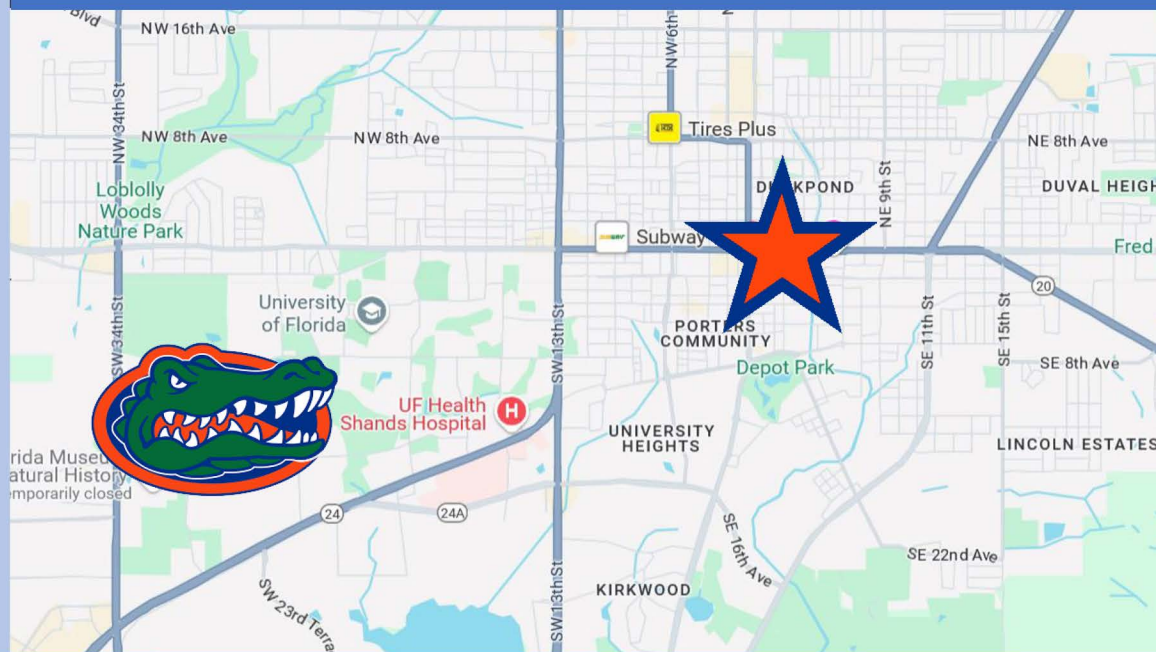
Parking: Off-site / Street

Zoning: DT – Downtown Zoning District

Utilities: City water, sewer & electric

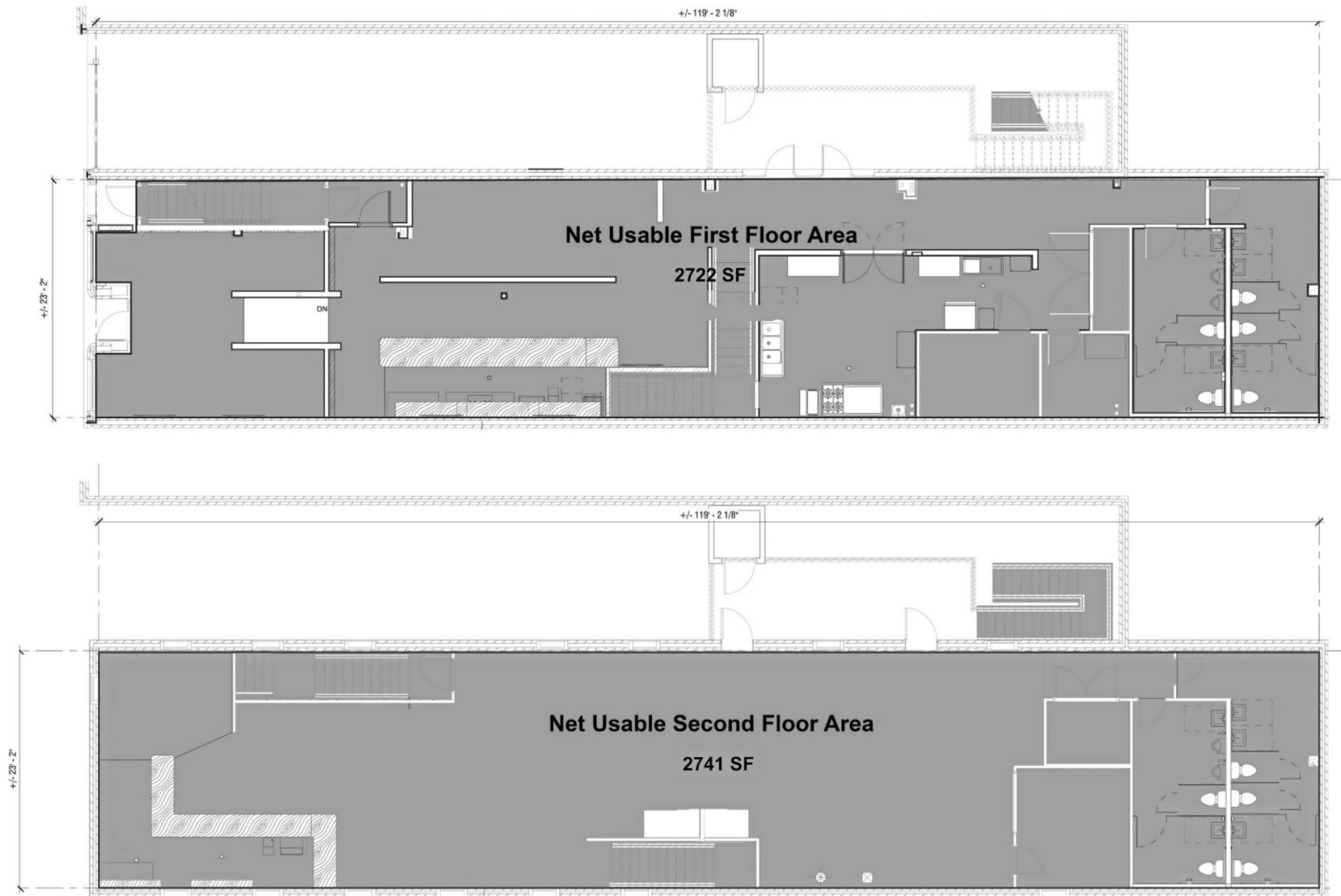
Asking Price: \$1,796,310.00

Liquor License: Available for separate purchase

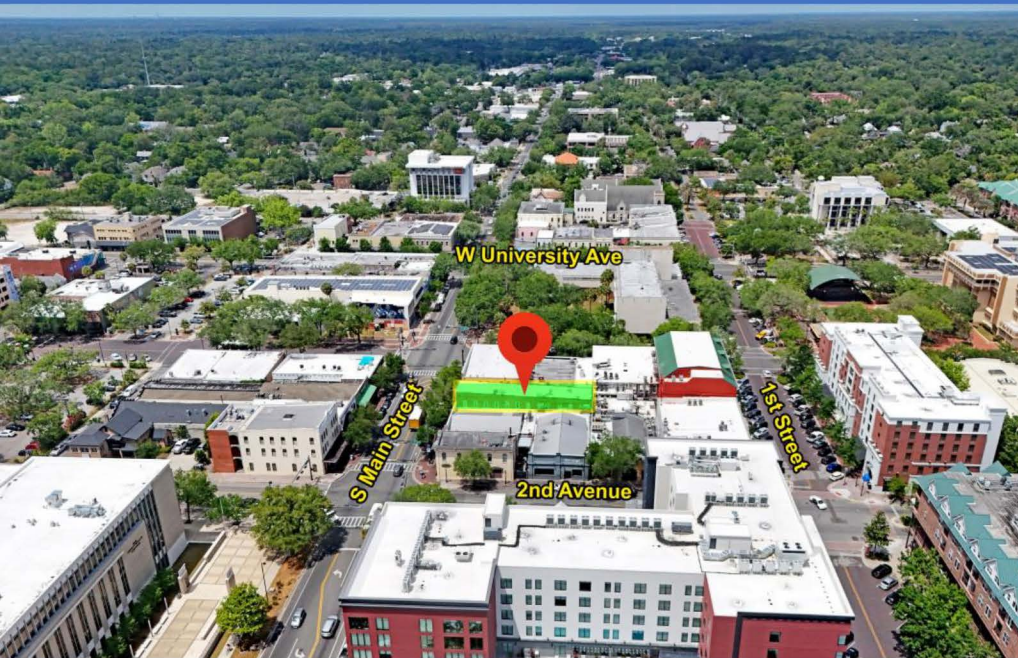


THE CORDELL GROUP
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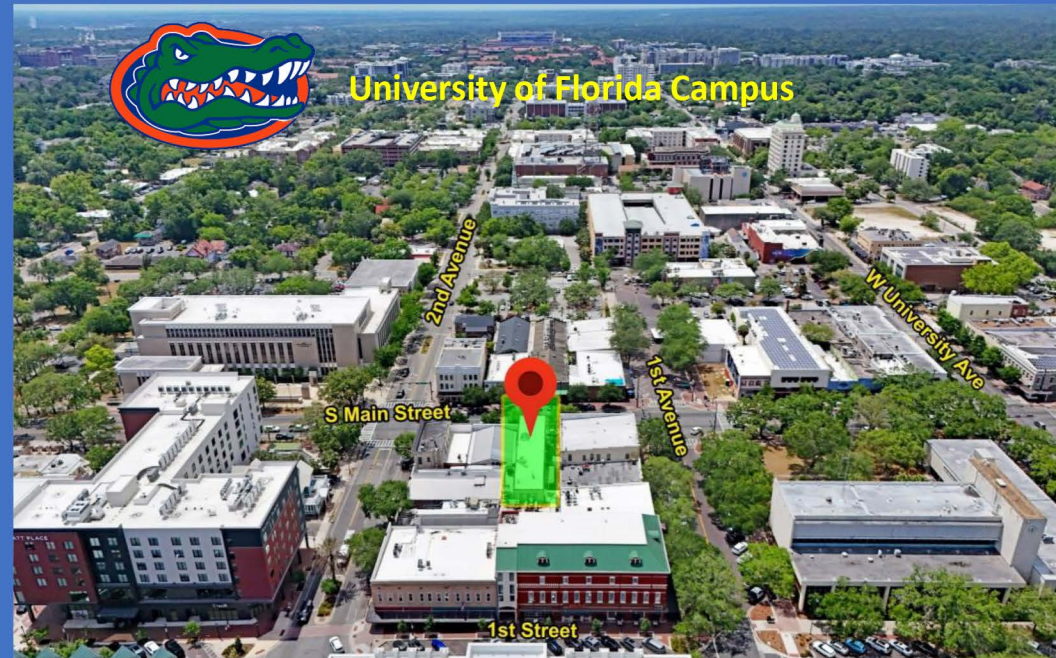
FLOOR PLAN



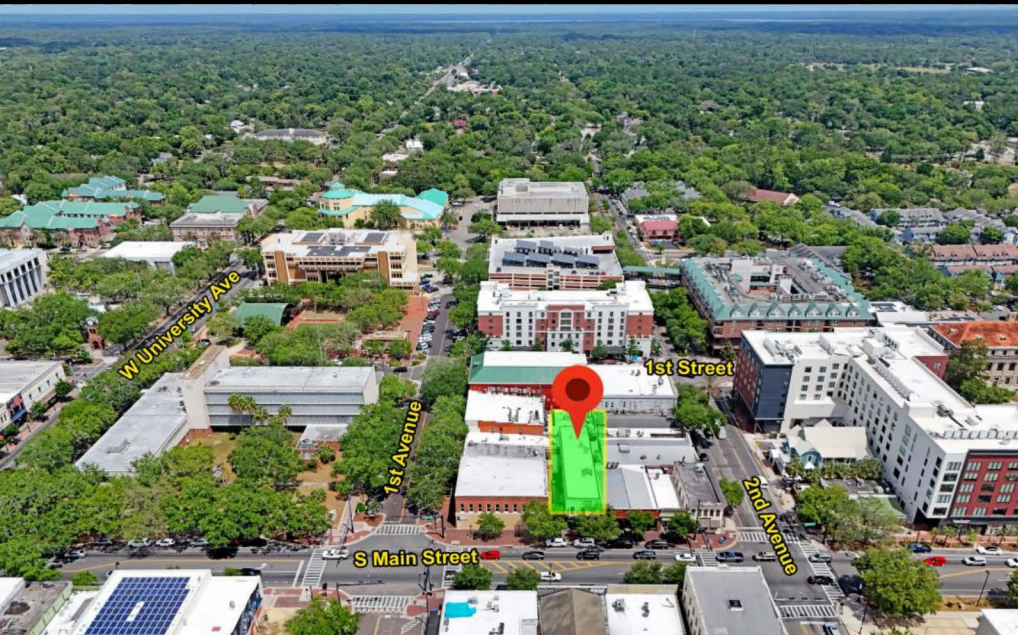
AERIALS



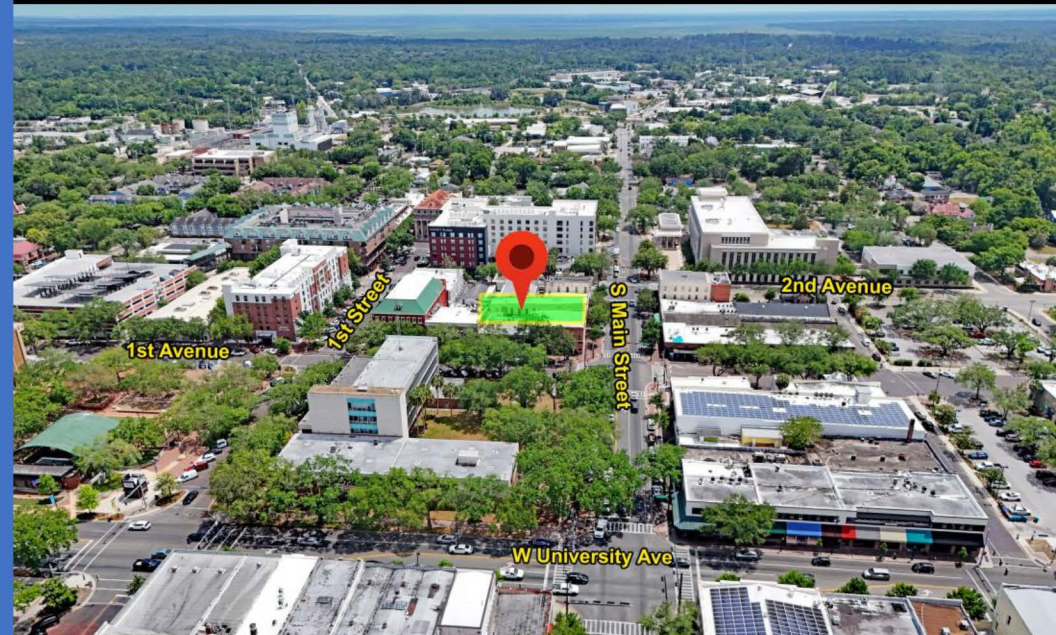
View of subject looking North



View of subject looking West



View of subject looking East



View of subject looking South

1st Floor Pictures



2nd Floor Pictures & Alley

