

Building C Units 111, 112 and 113

160 Cypress Point Pky, Palm Coast, FL 32164



Presented By:
Watson Commercial Realty, Inc.



Building C Units 111, 112 and 113

160 Cypress Point Pky, Palm Coast, FL 32164

Property Details

This is an existing business, "CUE Note Billiard Room." Business has billiards, games, bar and restaurant. Unit 113 consists of five units totaling 6,444 square feet and units 111 and 112 are 1,260 square feet each. These two units are under construction for adding additional kitchen space and bar area for a music-listening room. All units are on the ground floor and in a corner location close to large parking areas. The seller will finish the build-out if negotiated in the purchase. The billiard area has fourteen tables. The finish throughout the facility is sophisticated and attractive. The sale includes a 4COP beer, wine and liquor license. It is located in Cypress Point Business Park off Cypress Point Parkway. Close to Palm Coast Parkway and I-95.

Price: \$2,750,000

- High Level Decor
- Centrally located in Palm Coast
- 4COP Alcohol Beverage License
- License allows for beer, wine and liquor sales on and off premise
- Large parking lots
- End cap location

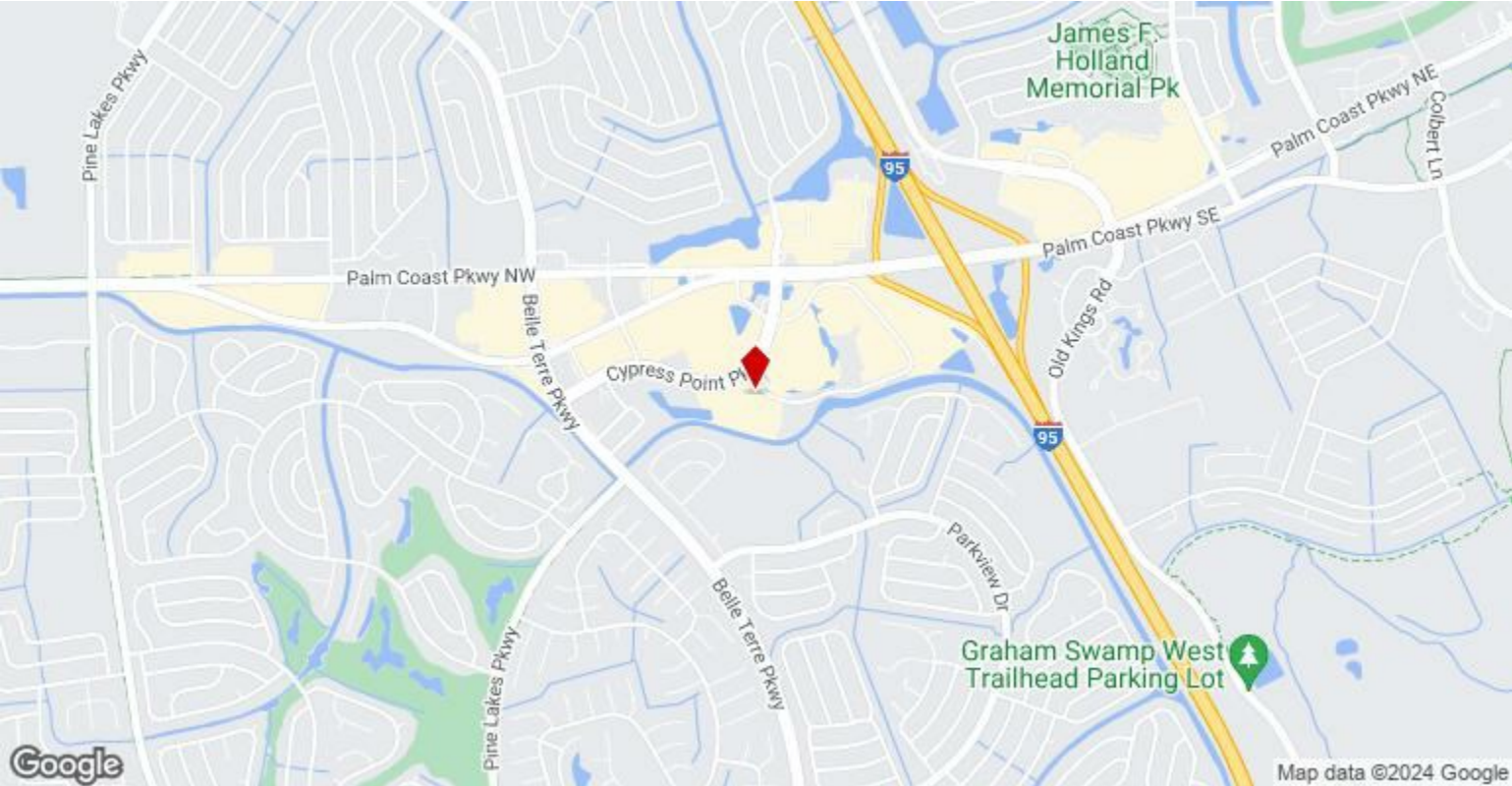
View the full listing here: <https://www.loopnet.com/Listing/160-Cypress-Point-Pky-Palm-Coast-FL/30841177/>

Price:	\$2,750,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	13.71 AC
Gross Leasable Area:	48,412 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	2008
Tenancy:	Multiple
Parking Ratio:	4.69/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	COM-2
APN / Parcel ID:	07-11-31-1090-00000-00B0

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Location



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Property Photos



Frontage



Frontage

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Property Photos



Bar Area



Bar Front

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Property Photos



Bar



Bar Back

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Property Photos



Bar



Billiard Room

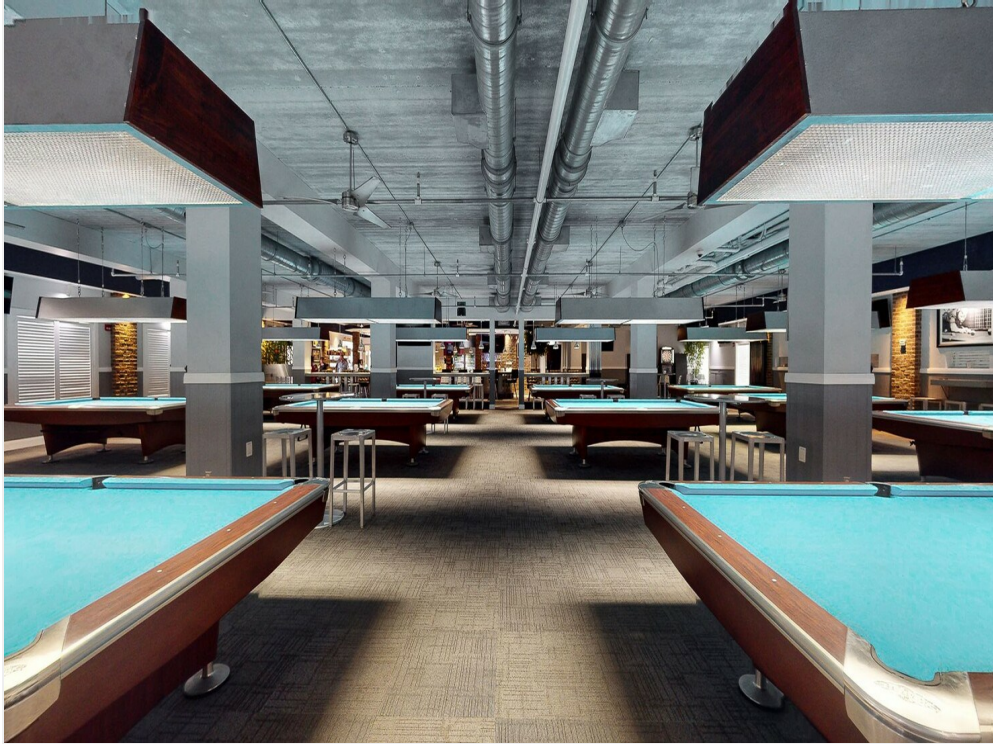
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Property Photos



Game Area 3



Billiard Room

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Property Photos



Billiard Room



Maintenance Room

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Property Photos



Kitchen



Kitchen

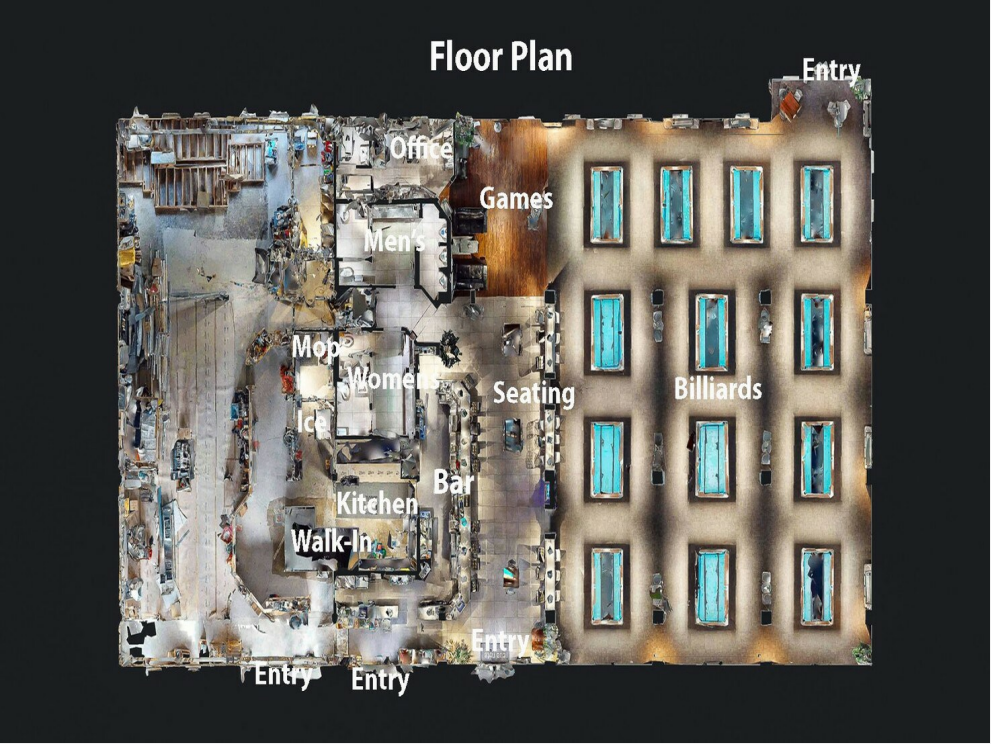
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Property Photos



Office

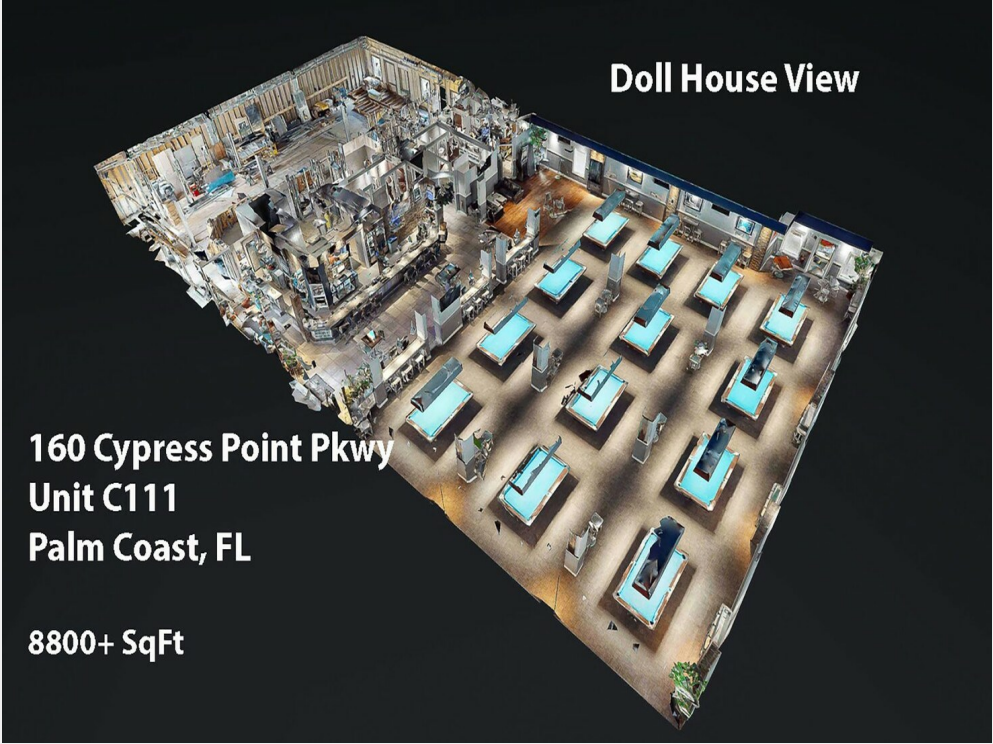


Floor Plan

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Property Photos



Facility Overview



Game Area

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Property Photos



Bathroom Men 2



Bathroom Men

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Property Photos



Bathroom Women



Bathroom Women

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Property Photos



Cypress Point Business Park 4



Parking

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Property Photos



Parking



New Music Lounge

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Property Photos



Game Area



Building Front

Building C Units 111, 112 and 113

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Property Photos



Building Photo

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