

JOHNSON COMMERCIAL



Offering Memorandum

The Old General Store Steakhouse & Saloon

RESTAURANT & EVENT CENTER | 104 MCNAUGHT RD S, ROY, WA 98580



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Property Description



The Old General Store Steakhouse & Saloon offers a restaurant and bar on the main floor and two residential apartments on the second floor. The Old General Store Steakhouse & Saloon has been a popular music venue and eating establishment for decades. The stage and the original wood dance floor are the focal point of the event center and it is surrounded on three sides by dining areas and the bar. The building was initially remodeled in 1995, and the ownership has continued to enhance the property ever since. It has retained its rustic 1910 charm as well as much of Roy's history by including in its décor a plethora of invaluable memorabilia and fixtures that match the era. Outside, the property offers an enclosed, parklike event area, which is access by way of double doors through the dining area and dance floor, or a gate off the sidewalk outside.

The restaurant features a full and well-organized kitchen, complete with upright freezer, ice machine, 2-door reach-in refrigerator, walk-in cooler, Wolf 4-burner gas range, convection oven, Type 1 hood plus kitchen equipment, cookware, and tableware. The grease interceptor even has its own mini-sewage treatment plant onsite.

The two residential apartments are an addition benefit. These homes are on the second floor. Unit 1 is a two bedroom, 2,500sf apartment, and Unit 2 is a one bedroom apartment of 500sf. Both apartments are rented.



Opportunity

- The Old General Store Steakhouse & Saloon is a move-in ready restaurant and event center.
- The venue includes a dining room with original wood dance floor, bar, stage, and full kitchen.
- The property offers expansive patio seating on a poured slab and out-buildings.
- As an added bonus, two income producing residential apartment units are on the second floor.

Offering Price

- Offering Price: \$1,450,000.00

Property Information

- Property Address: 104 McNaught Rd S, Roy, WA 98580
- Building Size: 7,835sf (footprint)
- Two income producing apartment units: 3,000sf (additional)
- Mini Sewage Plant Onsite
- Huge patio dining area
- Lot Size: 18,000 SF Partially Fenced
- Zoning: Commercial (C)
- Parcel No: 570500-0-060
- Confidential. Call Broker to Schedule a Tour. Please Do Not View Without Appointment.





Dining Hall/Reception



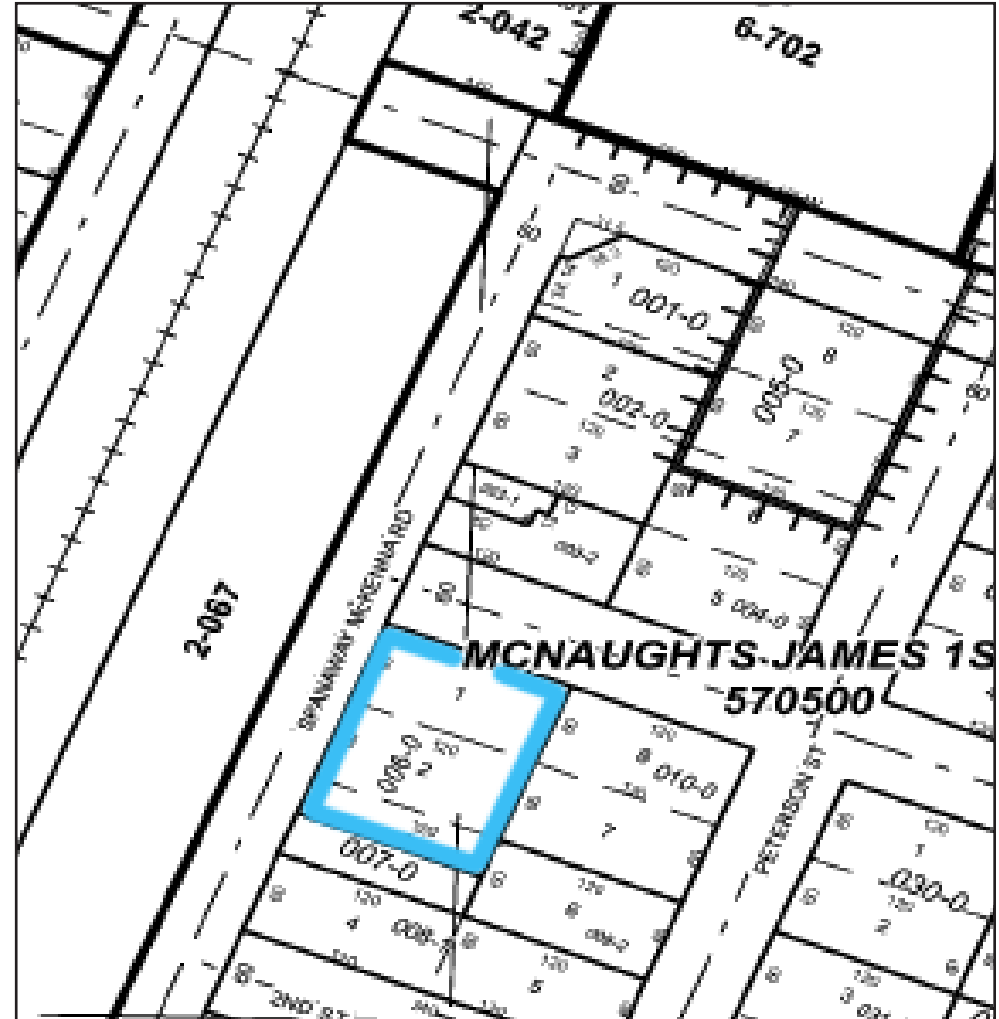
Stage



Full Kitchen



Patio/Outdoor Seating





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Disclosure

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.