

RETAIL PROPERTY FOR SALE

# LEROY'S LOUNGE

1300 N Claymont St. Wilmington, DE 19802



**Sales Price \$375,000**  
**MLS # DENC2063162**



**FOR MORE INFORMATION**

**Carl Frampton**  
**Office 302-273-4998**  
**Cell 302-236-8526**  
**carl@framptonrealty.com**



**COMPASS RE**

3701 Kennett Pike, Wilmington, DE 19807 | OFFICE: 302-273-4998

RETAIL PROPERTY FOR SALE

# LEROY'S LOUNGE

1300 N Claymont St. Wilmington, DE 19802



## PROPERTY DESCRIPTION

Established in 1972 LeRoy's Lounge has a long standing history in the City of Wilmington. Property features 3 story building, 2 garages and a shed in the rear. Bar is located on ground floor with about 1,800 square feet. The entire building is 4,000 square feet. The bar area has an extra long bar, 2 bathrooms and is connected to a package store.

## PROPERTY HIGHLIGHTS

- Seller will transfer OFF/ ON TAP LIQUOR license to buyer. Only 4 establishments in Delaware have this type of license. Cost is about \$2,800 for two year license and does include the option to open on Sunday.
- Parking lot across the street is included in the sale which is 9 city lots.
- Seating capacity is 95 including bar seats, tables and standing.

COMPASS RE

3701 Kennett Pike, Wilmington, DE 19807 | OFFICE: 302-273-4998

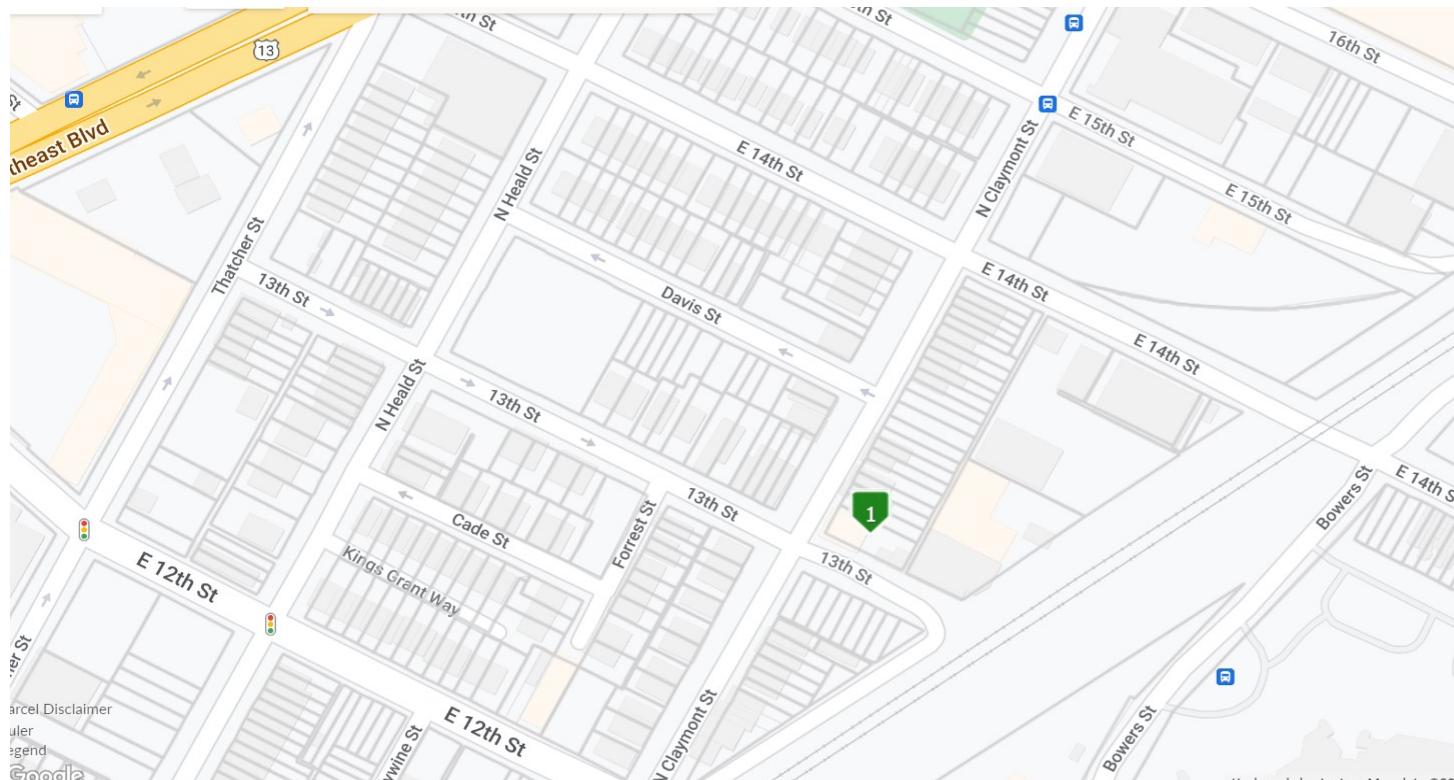
RETAIL PROPERTY FOR SALE

# LEROY'S LOUNGE

1300 N Claymont St. Wilmington, DE 19802

## ADDITIONAL PROPERTY & BUSINESS INFORMATION

- 2023 gross sales were about 120K: from January to October we were open Wednesday through Saturday (4 days) and in November we added Tuesdays (5 days).
- Utilities are running about \$75 for water monthly, electric/gas about \$600 monthly, internet about \$170 monthly—needed for security and registers (we use a fire stick service for our TVs also using the internet).
- The inventory is “just in time” and once sale is complete it will be minimum.
- Cash registers are being leased through First Data with an option to transfer lease to new owners.



**COMPASS RE**

3701 Kennett Pike, Wilmington, DE 19807 | OFFICE: 302-273-4998