

# Boca Raton Restaurant For Sale

Presented By:  
Amanna Group of Companies

1424-1450 N Federal Hwy, Boca Raton, FL 33432



# Boca Raton Restaurant For Sale or Lease By Owner

1424-1450 N Federal Hwy, Boca Raton, FL 33432

## Property Details

UPDATED: Square footage in the front and back of the property has been updated to include the total GLA of 9,365 SF.

Total covered 7615 SF includes 6,000 SF under air and 1,615 square foot Outdoor Covered patio and deck for outside dining. The property has an additional 1,740 SF of uncovered seating in the front and 300 SF in the back of the restaurant. Total seating all areas : 259 people.

Authentic autographed Pictures and Grand Piano not included in the sale.

Price \$8,900,000 with no Financing Contingency or \$45,000 monthly NNN Lease

- Local 30 year old diner chain currently in three locations

▪  
Walking distance to Downtown and Mizner Park and the Museum. Additionally, the IPIC Theater is just within half mile

Property can seat 259 combined inside and outside, 93 Parking spaces and a covered patio seating with a full bar and wine case set up

Located on the FAU (Florida Atlantic University) corridor on Federal Hwy just north of Glades Road with a B-4 Zoning

Current tenant/owner in building is relocating soon. This is a turn key property all inclusive / wonderful owner/user OR investment opportunity

▪  
Strategically positioned along heavily trafficked North Federal Highway near intersection with Glades Road and walking distance from the new Brightline Station currently under construction.

View the full listing here: <https://www.loopnet.com/Listing/1424-1450-N-Federal-Hwy-Boca-Raton-FL/25848179/>

Price:	\$8,900,000
Property Type:	Retail
Property Sub-type:	Restaurant
Building Class:	C
Sale Type:	Investment
Cap Rate:	6%
Lot Size:	1.36 AC
Gross Leasable Area:	9,365 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	2013
Tenancy:	Single
Parking Ratio:	9.93/1,000 SF
Zoning Description:	B4
APN / Parcel ID:	06-43-47-20-15-001-0011

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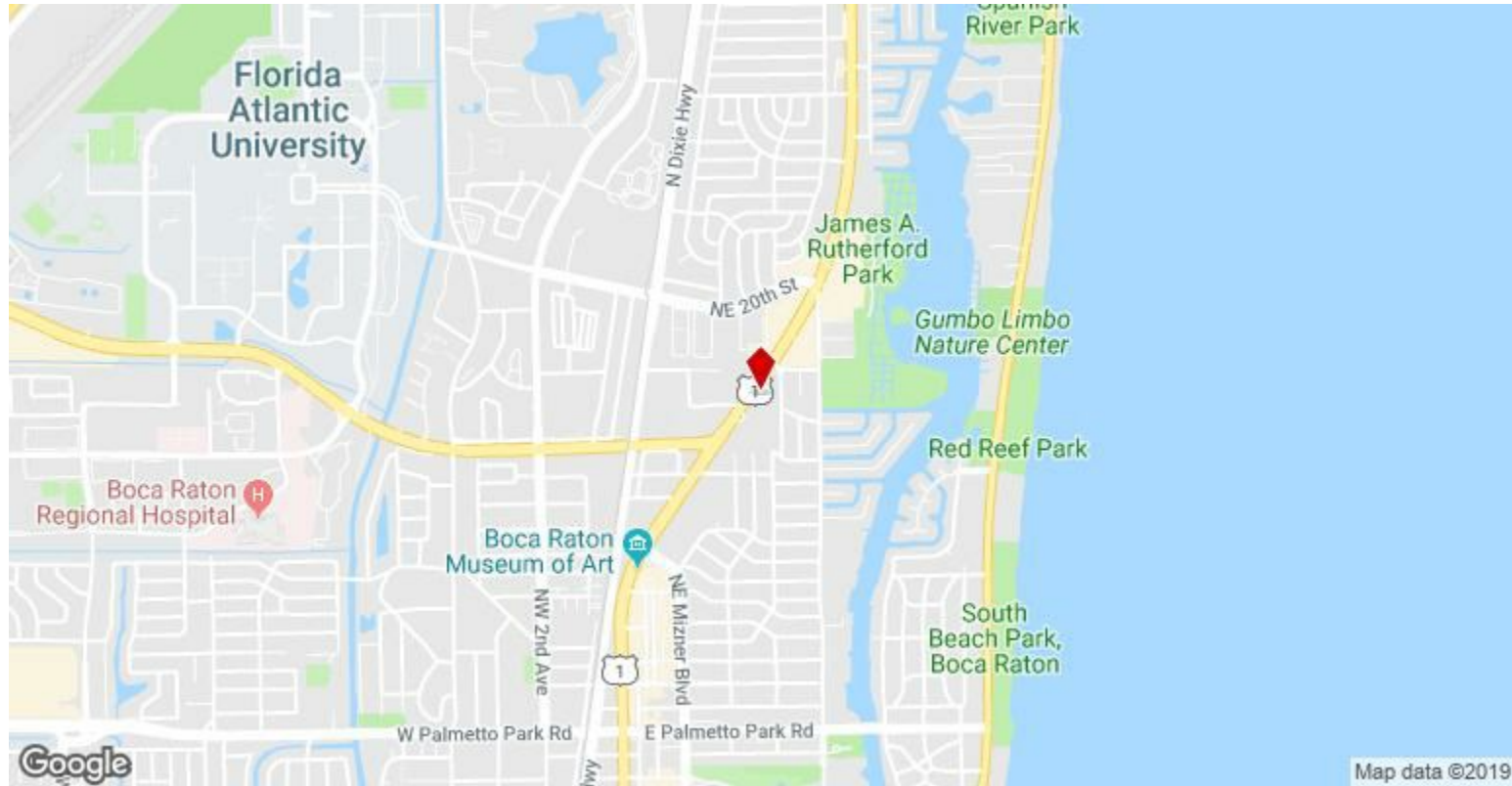
## Major Tenant Information

Tenant	SF Occupied	Lease Expires
Flashback Diner	9,316	September 2022

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## Location





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## Property Photos



Dining Room



Main Kitchen



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## Property Photos



Building Photo



Outdoor Dining



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## Property Photos



Primary Photo



Flashback Diner



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## Property Photos



Building Photo



Flashback Diner



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## Property Photos



Dining Room



Dining Room



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## Property Photos



Dining Room



Dining Room



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## Property Photos



Dining Room



Dining Room

# Boca Raton Restaurant For Sale By Owner

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## Property Photos



Dining Room



Kitchen



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## Property Photos



Kitchen



Kitchen



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## Property Photos



Kitchen



Kitchen



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## Property Photos



Outdoor Dining



Outdoor Dining



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## Property Photos



Parking



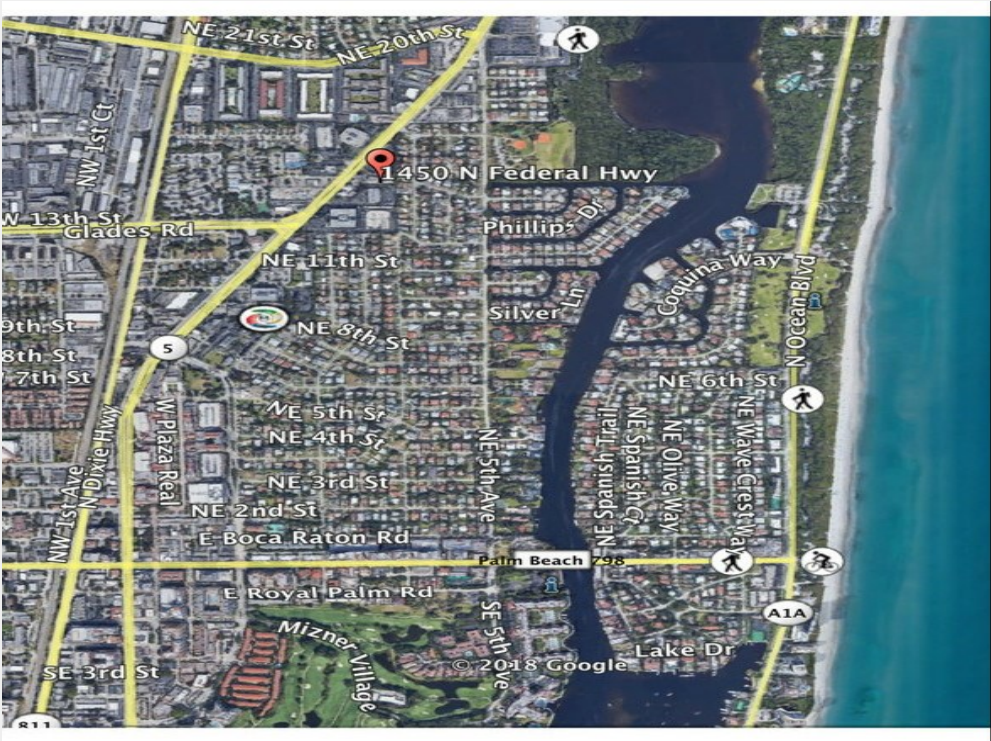
Aerial Boca Waterways-1



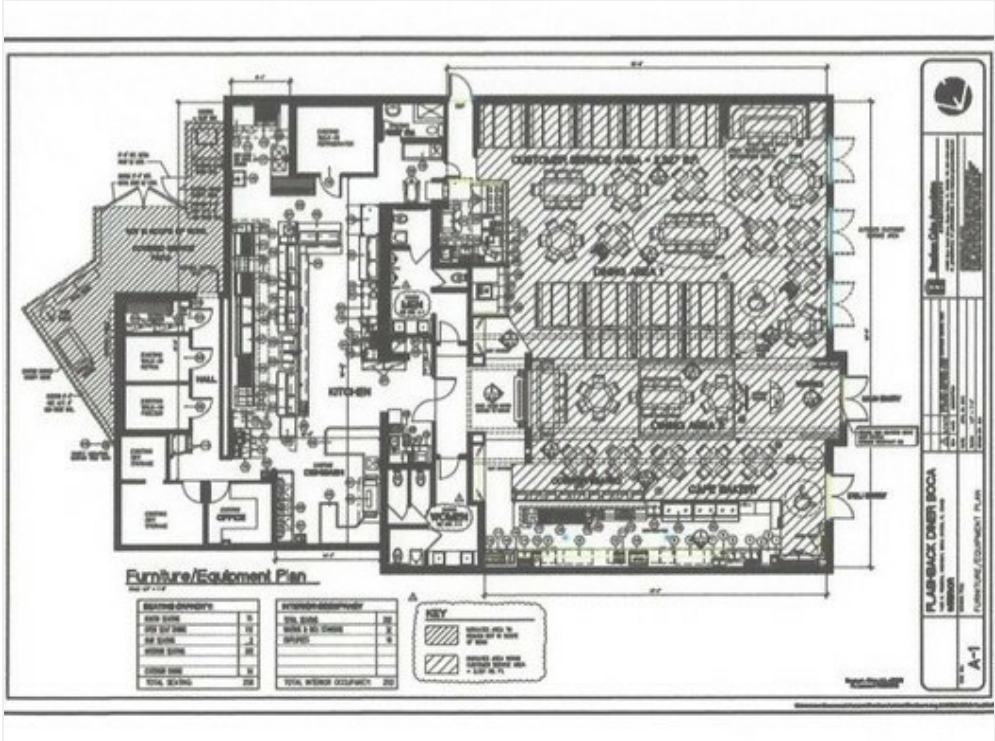
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## Property Photos



Aerial Proximity to Mizner -1



Interior Boca Floor Plan

1424-1450 N Federal Hwy, Boca Raton, FL 33432

[illegible]

Plat Map



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