



WILLIAM TELL HOUSE

EST. 1877

WILLIAM TELL HOUSE

26955 State Route 1
TOMALES, CA

\$ 2,295,000

FOR SALE

SANTINO DEROSE
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THE WILLIAM TELL HOUSE, established in 1877, holds the distinction of being Marin County's oldest saloon and remains a cherished landmark in the coastal town of Tomales, California. Steeped in history, it has served as a community gathering spot for over a century, welcoming locals, travelers, and adventurers exploring the rugged beauty of the region.



Most recently, the William Tell House operated as a full-service restaurant and bar, offering a menu inspired by the bounty of Northern California. The warm, inviting atmosphere features a blend of rustic charm and modern touches, making it a memorable destination for dining and socializing. Events can also be held in the adjacent outdoor patio.

In addition to the restaurant and bar, the property includes an upper floor owner's residence, which is currently licensed for four self-service short-term rental rooms, providing a cozy and convenient lodging option for those visiting nearby attractions like Point Reyes National Seashore, Dillon Beach, and the Sonoma Coast. With room for potential expansion, the property also presents an exciting opportunity for an owner/operator to further enhance its offerings.





PROJECT SUMMARY

The William Tell House boasts a rich and storied history in Marin County. Most recently, it operated as a full-service restaurant and bar (with outdoor event space), complemented by four self-service short-term rental rooms. Additionally, the property offers potential for expansion of its business operations or the opportunity to accommodate an owner/operator.

FULL RESTAURANT AND BAR

The restaurant was most recently operated as a counter-service establishment but can easily be reconfigured into a full-service dining experience. The updated dining room is fully outfitted with furniture, fixtures, and equipment, including a Type 1 hood. A Type 47 liquor license is included, enabling the operation of a full bar. Conveniently located just off Highway 1, the restaurant is perfectly positioned to attract tourists traveling to popular destinations such as Dillon Beach and Bodega Bay.

OUTDOOR PATIO

The outdoor patio, conveniently situated next to the restaurant and bar, offers versatile functionality. It serves as an inviting space for additional seating, a warm and sunny spot for brunch, or a refreshing venue for events and larger gatherings.

4BR OWNER’S UNIT / 4 SHORT-TERM RENTALS

The property features a 4-bedroom residence on the upper floor that is currently used as four fully furnished short-term rental rooms, each averaging over \$200 per night. These accommodations consistently receive positive reviews on Airbnb for their comfort and charm. Additionally, the site offers potential for further development, with space to add an additional unit or create an owner/manager suite—an ideal option for those looking to live and work on the premises.

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|----------------------------------|--------------------|
| REAL ESTATE | \$2,065,000 |
| LIQUOR LICENSE & BUSINESS ASSETS | \$230,000 |
| ASKING PRICE | \$2,295,000 |



APN

102-074-18

ZONING

**C-VCR-B1: Village
Commercial/Residential
6,000 SF lot, Coastal Zone**

TOTAL BUILDING SF

+/- 6,686 SF

PATIO SF

+/- 3,500 SF

LOT SIZE

.38 Acre or 16,499 SF

PRESENT USE

**Full restaurant and bar with
short-term rentals**

PARKING

**Ample parking which includes
dirt and paved areas**

PROXIMITY

**Located right off HWY-1 and
closely situated to a public park,
hotel, bakery, and general store**





PROPERTY HIGHLIGHTS

- FF&E in Place
- Old-world charm throughout
- Long mahogany bar
- Type 47 & 58 liquor license available with property
- Type 58 license allows for catering alcoholic beverages off-site
- Spacious dining room and outdoor patio
- Short term rental rooms
- Ample parking
- 4-bedroom residence currently being used as 4 short-term rental units
- Great opportunity to grow the business
- Top floor can be a residential unit for an owner user

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WILLIAM TELL
HOUSE



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FLOOR PLAN

POR. RANCHO BOLSA DE TOMALES





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RETAIL

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