

EST. 1877 WILLIAM TELL HOUSE 26955 State Route 1 TOMALES, CA

**\$ 2,295,000** FOR SALE

 SANTINO DEROSE
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 DRE #01338326
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## CONTACT

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## SANTINO DEROSE

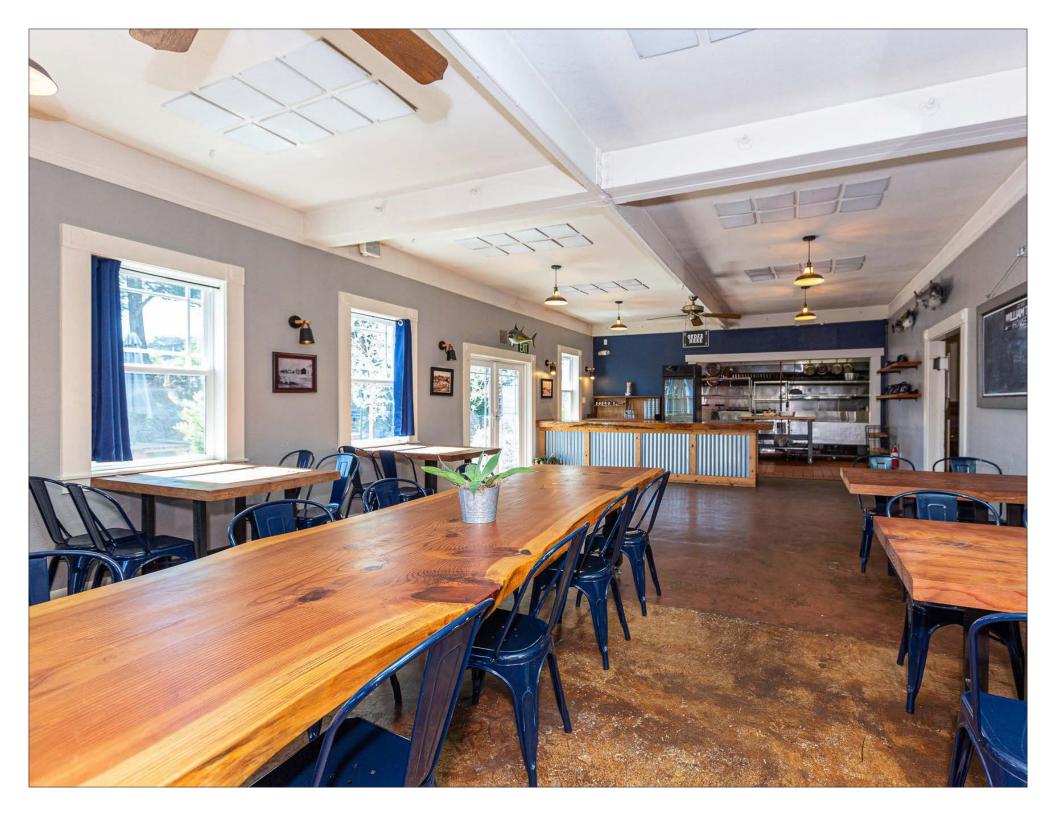
sd@mavenproperties.com 415.404.7337 DRE #01338326 **THE WILLIAM TELL HOUSE**, established in 1877, holds the distinction of being Marin County's oldest saloon and remains a cherished landmark in the coastal town of Tomales, California. Steeped in history, it has served as a community gathering spot for 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.



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

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**

<u>SUMMARY</u>

PROJECT

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.





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





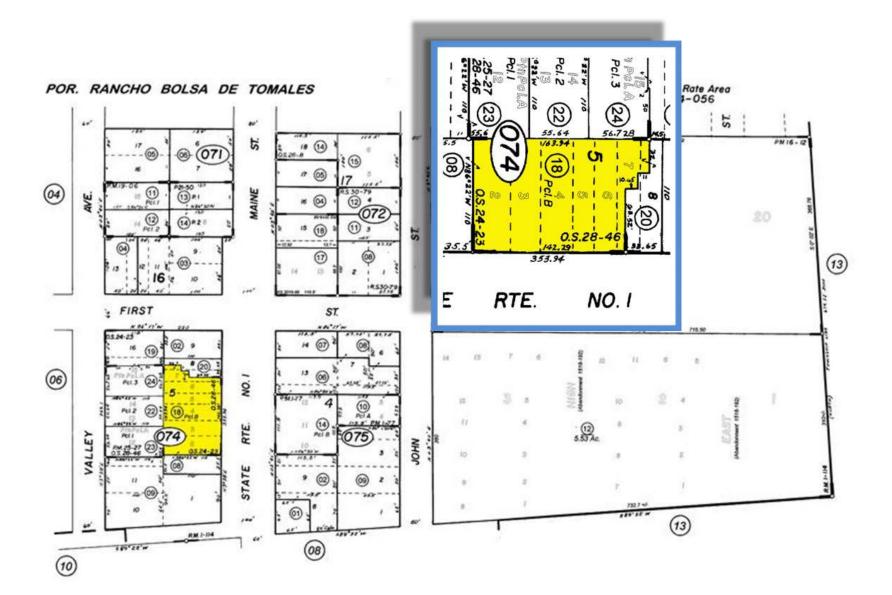
## **PROPERTY HIGHLIGHTS**

- 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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