



LIMEROCK
R E A L T Y

PROUDLY PRESENTS

PINNACLE PARADISE

Income producing, fully equipped food service business with 2 additional retail/flex spaces onsite. Exceptional highway frontage. Serving up fresh pizza, wings, ice cream, specialty coffee beverages, shaved ice and more, this well-established entity includes the commercial building, full business rights/transfer, all restaurant equipment & inventory. Come scoop up this opportunity just in time for the prime summer season.

FEATURES:

- 1447 SQFT BUILDING
- 3 OPERATING UNITS
- NEW SEPTIC SYSTEM
- HIGHWAY FRONTAGE



**3532 N OLD 52 RD
PINNACLE, NC 27043**

\$599,000



Located in the picturesque foothills of North Carolina, this property offers prime road frontage on Old Highway 52 in Stokes County with ample parking.

Pilot Mountain: 3.7 Miles
King: 7 Miles
Winston Salem: 23 Miles



LIMEROCK
REALTY

For more information contact listing agent
Maggie Bohannon | www.LimeRockNC.com
mlbohannon1120@gmail.com | 336.608.8871



Exterior Features:

1.7 +/- acres

195 Ft. Highway Frontage

Ample Parking: Paved & Gravel

Areas for Signage

3 Separate Entrances

Covered Walk-up order window

Privacy Fencing

2 septic systems

1 private well

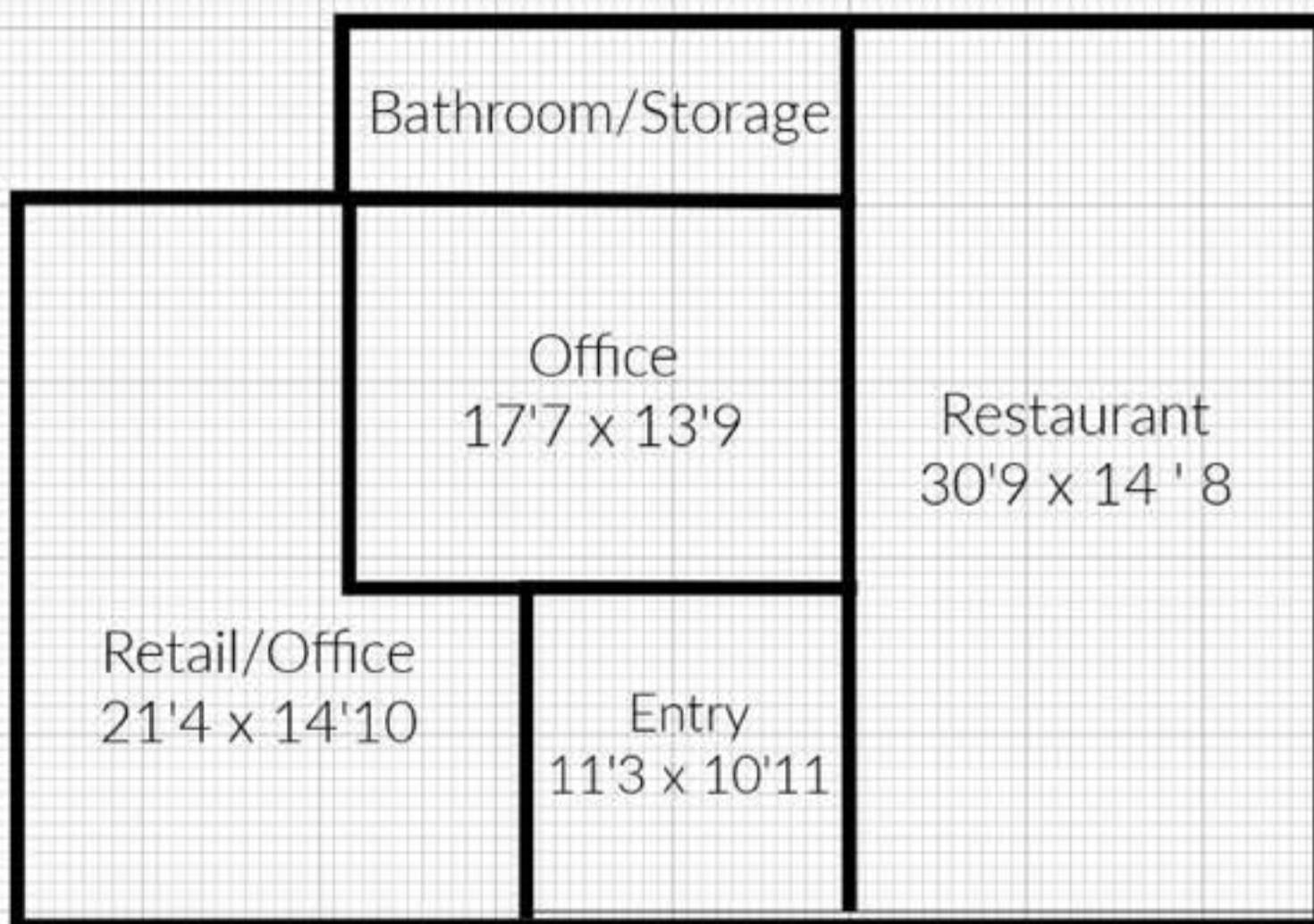
Outdoor fans + bench seating

*Mobile home will be moved from property upon sale. Existing septic system for residence could potentially service a new bath house + exterior seating for business.



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Floor plan is representative & may not be exact or to scale

HUNT BROTHERS PIZZA

BUILD YOUR PIZZA \$12

12" Personal Cheesy Crust Pizza • Thin Crust Cheesy Crust Pizza
\$12.00 per pizza • 12" or 14" size

ALL TOPPING NO EXTRA CHARGE*

Pepperoni	\$0.75	Mushrooms	\$0.75
Sausage	\$0.75	Supreme	\$0.75
Beef	\$0.75	Red Pepper	\$0.75
Bacon	\$0.75	Black Olive	\$0.75
Breakfast	\$0.75	Onions	\$0.75

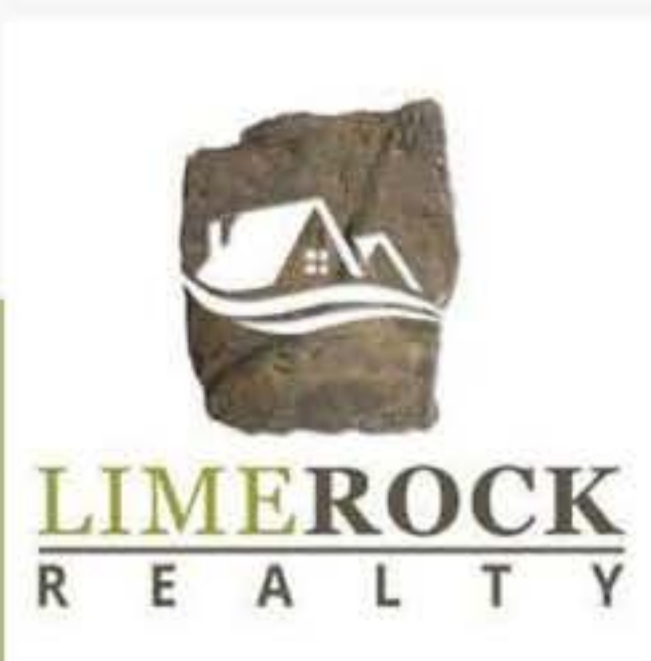
WHOLE PIZZAS:
 Pizza \$12.00
 Breakfast Pizza \$12.00
 Limited Time Only Pizzas \$12.99

Thin Crust

Original Crust

BUFFALO & CHICKEN PIZZA

HUNT BROTHERS PIZZA HERE FOR A LIMITED TIME



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PARADISE SUNDAES



Banana Split Sundae
Banana Pudding Ice Cream layered with Strawberry Marshmallow Fluff, topped with Whip Cream, Chocolate Syrup & Cherry

\$3.50



Paradise Smore Sundae
Graham Central Station Ice Cream layered with Marshmallow Fluff, topped with Marshmallow Cream & Chocolate Syrup

\$3.50



The Classic Sundae
Vanilla Ice Cream in a Waffle Bowl topped with Whip Cream, Chocolate Syrup, Wet Nuts and a Cherry on top!

\$5.50

BUILD YOUR OWN SUNDAE

Chocolate Chip Cookie or Fudge Brownie \$0.75 (or)
HOT Skillet Cookie or Brownie \$2.99
1 Scoop Ice Cream \$3.00 (\$1 each added scoop) - Waffle Bowl +1.50




Any additional Toppings +.50 ea.

Whip Cream, Marshmallow Fluff Original or Strawberry, Marshmallow Cream, Caramel or Strawberry Syrup, Cherries, Sprinkles, Sour Rainbow, Pop Rocks, Sour String, Sour Patch Kids, Nerds, Cotton Candy, Wet Nuts, Chopped Nuts, Gummy Bears, Gummy Worms, Orange Slices, Mermaid Sprinkles



SHAVED ICE

Starting at \$3.50 (Toppings add \$.50/ea.)

FLAVORS:

- Blue Raspberry
- Pina Colada
- Blue Bubble Gum
- Pink Bubble Gum
- Black Cherry
- Cotton Candy
- Pineapple
- Tiger Blood
- Tutti Frutti
- Blue Hawaiian
- Grape
- Banana
- Cherry
- Coconut
- Strawberry
- Blackberry
- Orange
- Pickle Juice
- Low Calorie:
- Sour Green Apple
- Peach Daiquiri
- Sugar Free:
- Blue Raspberry
- Cotton Candy
- Strawberry Daiq.
- Sour Watermelon
- Sour Blue Rasp.
- Blue Coconut
- Pina Colada
- Bahama Mama
- Dye Free:
- Cherry
- Bubble Gum

SPECIALS:



Pinnacle Paradise
\$3.50 - Banana, Pineapple & Pina Colada



Rainbow Dream
\$4.50 - Blue Rasp, Cherry, Banana, Cool Whip & Rainbow Candy



Sponge Bob
\$4.00 - Pineapple, Peach Daiquiri & Crabby Patty



Very Berry
\$4.00 - Blueberry, Strawberry, Blackberry, Topped with Berry Candy



I'm Nerdy
\$4.00 - Tutti Frutti, Topped with Nerds



SOUR Slammer
\$4.00 - Sour Watermelon, Sour Green Apple & Sour Patch Kids



Strawberry Dreamin'
\$5.20 - Vanilla Ice Cream, Strawberry & Sweet Cream



Merica
\$4.00 - Cherry, Pina Colada, Blue Rasp. & Gummy Bears



Orange Cream
\$5.00 Orange, Sweet Cream, Cool Whip & Orange Slice

MILKSHAKES

Milkshakes can be made with ANY of our Ice Cream flavors!



\$5.50



\$6.50

Made with OutMazing Non-Dairy Ice Cream + \$1.50

FLOATS

Floats can be made with ANY of our Ice Cream & Soda combos!



\$5.50

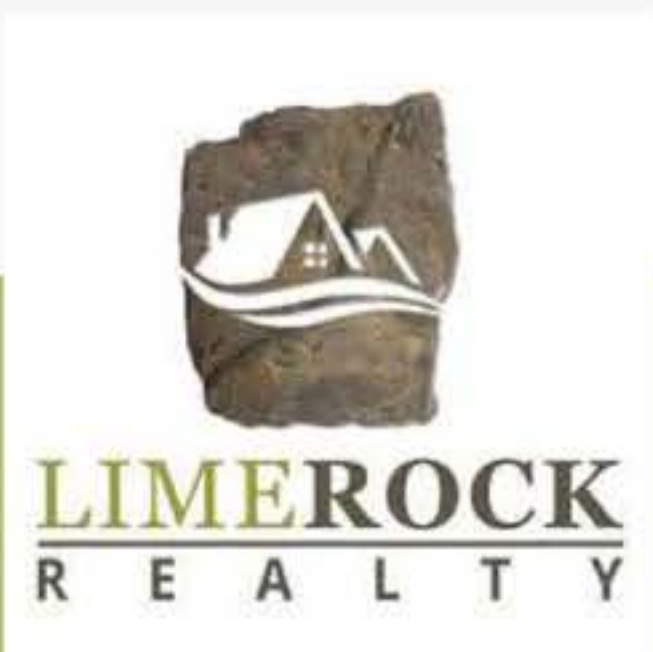


\$5.50

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Additional retail and office space available. Property zoning: Commercial. Buyer advised to contact Stoke County for more information about approved business use.



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PINNACE PARADISE

Equipment To Convey

Serveware double door freezers
Centerline 2-person sandwich preparation table
15 ft. stainless 3-bay sink
Mop sink
Hand washing sink
6 stainless steel tables
Hamilton Beach mix/chill milkshake maker
2 Ninja blenders
2 Sincreative espresso machines
2 Turbochef conveyor pizza ovens
Refrigerator/freezer upright
Deep freezer
Microwave
HATSUYUKI HF-500E Ice shaver
Utensil holder for ice cream
Ice cream, food inventory
Floor mats
Misc. food prep materials/utensils
Misc. paper product inventory
Security/Surveillance system





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**3532 N OLD 52 RD
PINNACLE, NC 27043**

\$599,000

12 Months Gross Income:
\$216,278

1099 Delivery Driver

4-5 Part Time Employees

Pepsi coolers + Hershey Ice
Cream coolers owned and
maintained by Pepsi &
Hershey respectively.

Additional income potential
with 2 retail/office spaces.

CLICK HERE FOR A

LINK TO LISTING



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