

# HORVATH'S HARBOR



PAXTON PROPERTY GROUP



Real Estate Services



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*welcome to*  
**14675  
ZION  
ROAD**

Discover an exceptional opportunity to own a well-established, award-winning restaurant and coffee shop situated on the picturesque Buckeye Lake. With a reputation for culinary excellence and a vibrant atmosphere, this venue offers an unparalleled array of menu options, including bourbon, handcrafted cocktails, an extensive wine selection, 70 craft brews, and gourmet delicacies such as lobster, mahi mahi, and the ever-popular brussel sprouts.

The restaurant boasts a strong employee culture, with a tenured staff and impressive retention rates, ensuring smooth operations and consistent guest satisfaction. Guests can enjoy full-service indoor and outdoor bars, a live music stage, and a private events space, making it a local favorite for entertainment and celebrations.

The interior is a true masterpiece, featuring a custom live-edge bar, handcrafted wine shelves, and dining tables. Stunning design details include stone and tongue-and-groove walls, solid mahogany doors, large ornate chandeliers, and custom railings. The bronzed-tinted back window offers breathtaking views of the canal and unforgettable sunsets, while a cozy wood-burning fireplace and mantle create a warm and inviting atmosphere.

Step outside to the expansive second-story deck, custom patio, and outdoor bar—perfect for al fresco dining and enjoying the lake views. Whether guests are there for the food, drinks, or live music, this venue promises a unique and memorable experience. This is a rare chance to own a thriving restaurant in a prime lakeside location. Don't miss the opportunity to continue its legacy of success!



*prime  
opportunity*

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## PROPERTY FEATURES

- New building, equipment, fixtures, deck and patio (2020)
- Total square footage equalling 5,784 sqft
- Total improved area 3,704 sqft (2,080 sqft basement)
- 2,080 sqft 1st floor
- 1,624 sqft 2nd floor
- Directly off State Route 13, 2 miles from I-70
- Accessible by boat, 9 boat docks
- Custom live edge bar, custom wine shelves & dining tables
- Stone and tongue-and-groove walls
- Solid mahogany doors, large ornate chandeliers & custom railing
- Bronze tinted back window wall facing the canal & sunset
- Wood burning fireplace & mantle
- Lush owner office over- looking the patio & canal
- Separate manager office
- Exterior 2nd story deck, custom patio & outdoor bar
- Low voltage lighting, stage, boardwalk & split rail fence
- Lamp post lighting as well as two fire pits
- Full 16 camera audio/ video surveillance system
- Professional Klipsch audio, iPad controlled, 5 audio zones:
  - Bar, dining, loft, patio & deck
- Highest quality LG OLED and LED TVs.
- One 86", four 75" and four 65"
- Dual furnace, A/C and humidifiers
- City water, water softener and reverse osmosis system
- 33 parking spots, 7 of which are employee reserved
- Parking lot lease across the street \$100/month- 15 vehicles



## BUSINESS FEATURES

- Full service indoor bar
- Full service outdoor bar
- Liquor licenses: D1, D2, D3, D6
- Class C Sports Gambling, January 1st 2023
- Lottery license
- Private events revenue
- Bands & entertainment booked for 2025 season
- Door Dash integrated (tickets print directly to kitchen)
- All new equipment, some warranties still apply
- Tenured staff, high retention
- State of the art POS (TOAST)
- Wireless handhelds, 3 stationary terminals & integrated payroll system
- Drive through menu board & window for the coffee shop
- Home of the ice wedge bourbon glass
- Brew Voyage program "70 beers to earn the viking helmet"
- The established venue for Oktoberfest in the BL area
- Annual Winterfest participant
- Award winning business: ABC 6 -Out & About Columbus 2021
- 42+ magazine segment, Coyote Golf Course scorecard ad, 3XPtours Affinity, Lancaster Brewfest sponsor, Lakewood & Sheridan keychain coupons, Lakewood ball field sponsor
- Advertising: Billboards, highway signs, lake sign, radio, boosted social media & KOOL 101.7 Feel Good Friday at 5 sponsor
- 10,000 Facebook followers with a 4.8 rating (132)
- Optimized internet search optimization (SEO) top result!
- Google rating 4.7 (459 reviews)
- Best in class website

*Continue a  
Legacy*

**14675  
ZION  
ROAD**



*Property Value*  
**\$1,863,844**

*Current Assets*  
**\$150,000**

*Annual Revenue*  
**\$1,300,000**

*Extras*

- \$24,000 IN GIFT CARD SALES
- \$52,000 IN PRIVATE EVENTS HOSTED
- \$25,000 DONATED TO CHARITY

**ADDITIONAL FINANCIAL INFORMATION WILL BE PROVIDED UPON REQUEST FOLLOWING A SERIOUS OFFER FROM THE BUYER.**



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