



Mirage Restaurant

2284 Gulf To Bay Blvd, Clearwater, FL 33765



Simone Pilz

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Mirage Restaurant

~~\$2,700,000~~ \$2,450,000

Outstanding investment opportunity to acquire a well-established Mediterranean restaurant with real estate in a high-traffic business district of Clearwater, Florida. This property has been operating successfully for over 20 years and offers a turnkey solution for restaurateurs or investors seeking a proven location with strong visibility and accessibility.

Situated on Gulf to Bay Boulevard, just minutes from the...

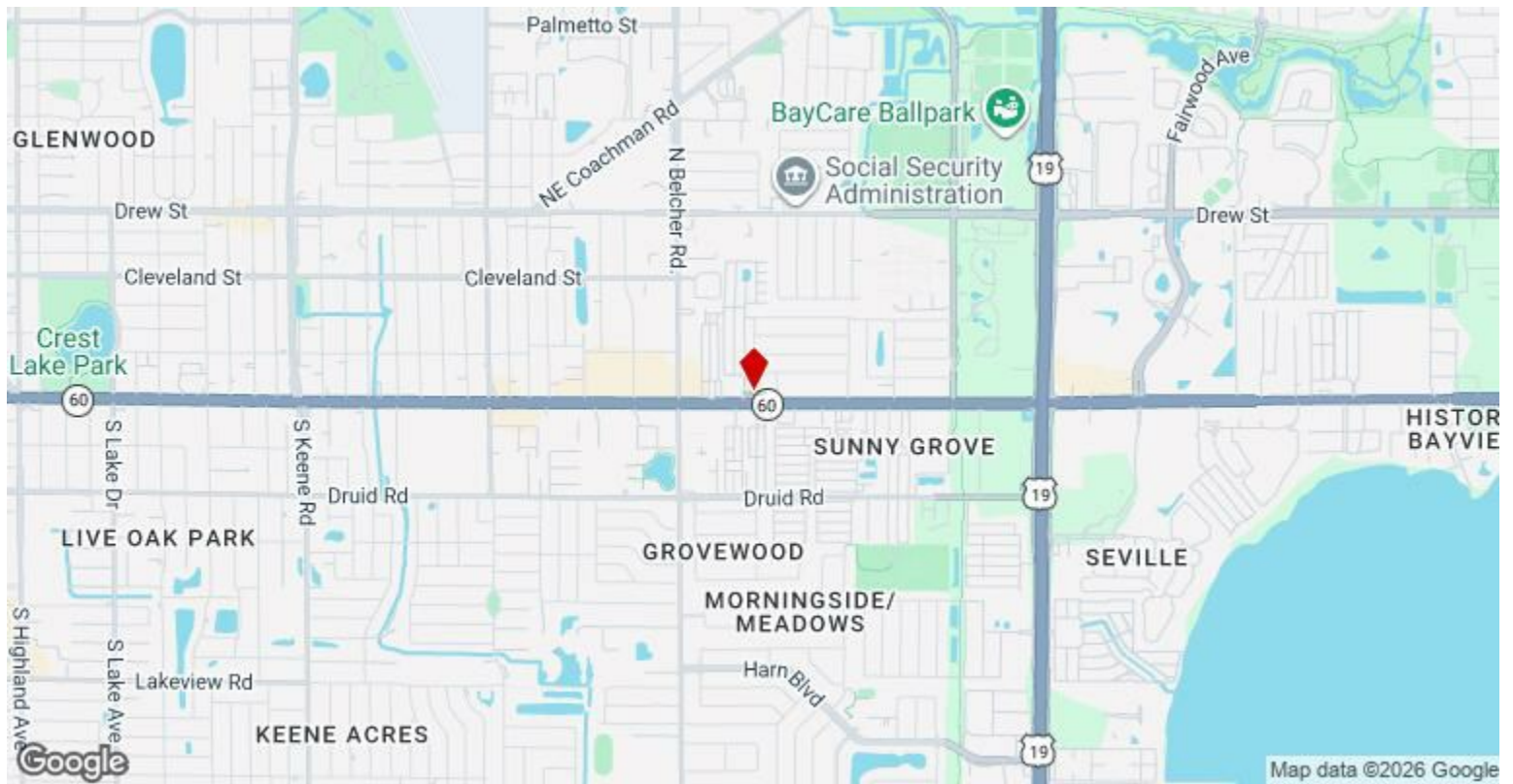
- Long-standing Mediterranean restaurant with over 20 years of successful operation.
- Prime location on Gulf to Bay Boulevard, minutes from Gulf beaches and major business hubs.
- Indoor and outdoor seating areas with three restrooms for customer convenience.
- Recent upgrades include a new roof, new A/C units, and additional improvements.
- Over 30 parking spaces on a 0.68-acre lot, offering excellent accessibility.
- Strong visibility in a high-traffic corridor with significant redevelopment potential.



Price:	\$2,700,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	B
Sale Type:	Investment
Cap Rate:	20.00%
Lot Size:	0.66 AC
Gross Building Area:	3,417 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Single
Parking Ratio:	9.36/1,000 SF
Zoning Description:	CG, Clearwater
APN / Parcel ID:	18-29-16-00000-230-1800
Walk Score ®:	72 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mirage Restaurant	-	



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Property Photos



Property Photos



Property Photos



Building Photo

