



Building C Units 111, 112 and 113

160 Cypress Point Pky, Palm Coast, FL 32164



Tim Overman

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4685 Sunbeam Rd, Jacksonville, FL 32257
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(904) 421-7406



Building C Units 111, 112 and 113

\$2,750,000

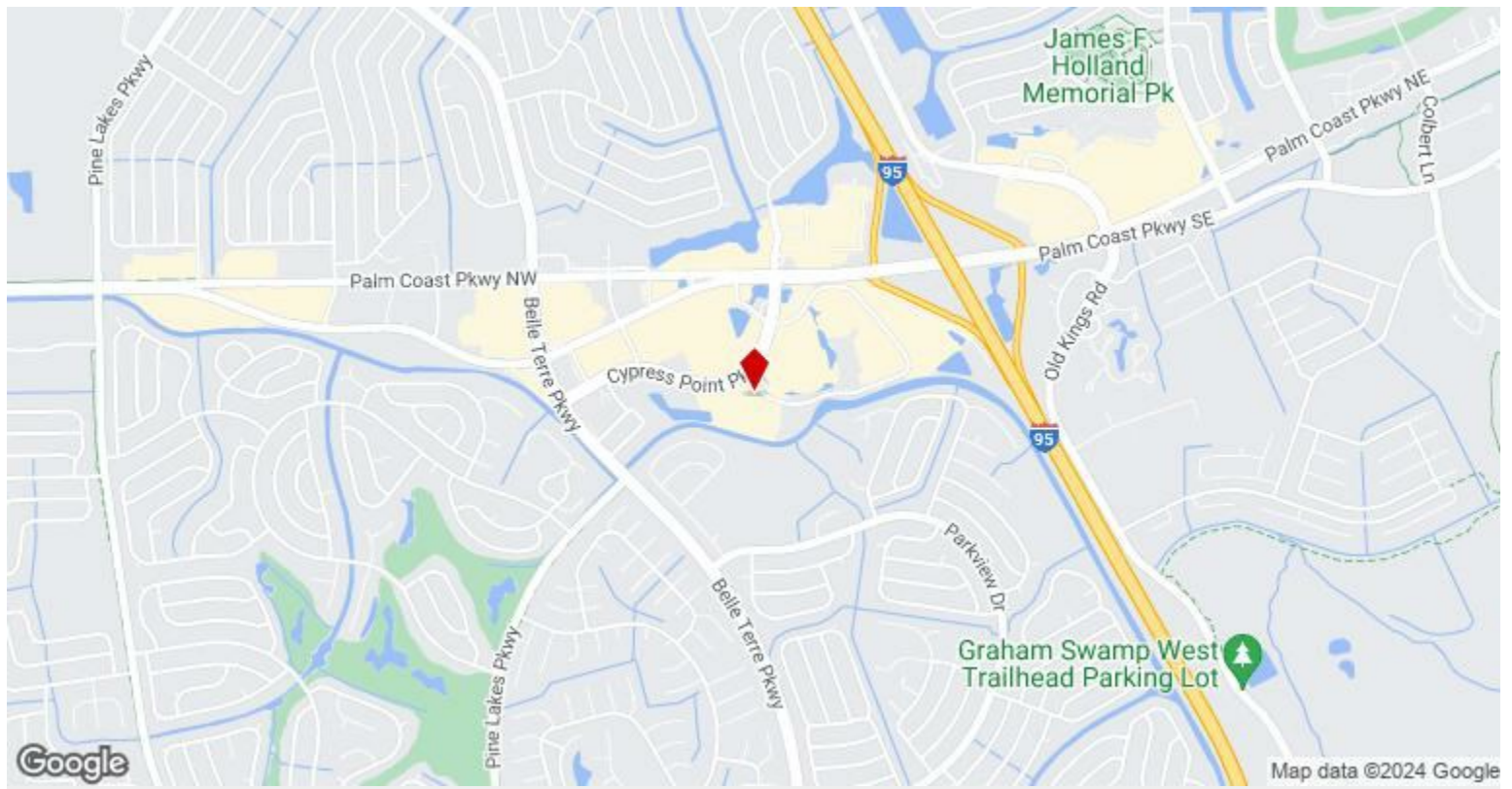
This is an existing business, " CUE Note Billiard Room." Business has billiards, games, bar and restaurant. Unit 113 consists of five units totaling 6,444 square feet and units 111 and 112 are 1,260 square feet each. These two units are under construction for adding additional kitchen space and bar...

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- High Level Decor
- Centrally located in Palm Coast
- 4COP Alcohol Beverage License
- License allows for beer, wine and liquor sales on and off premise
- Large parking lots
- End cap location



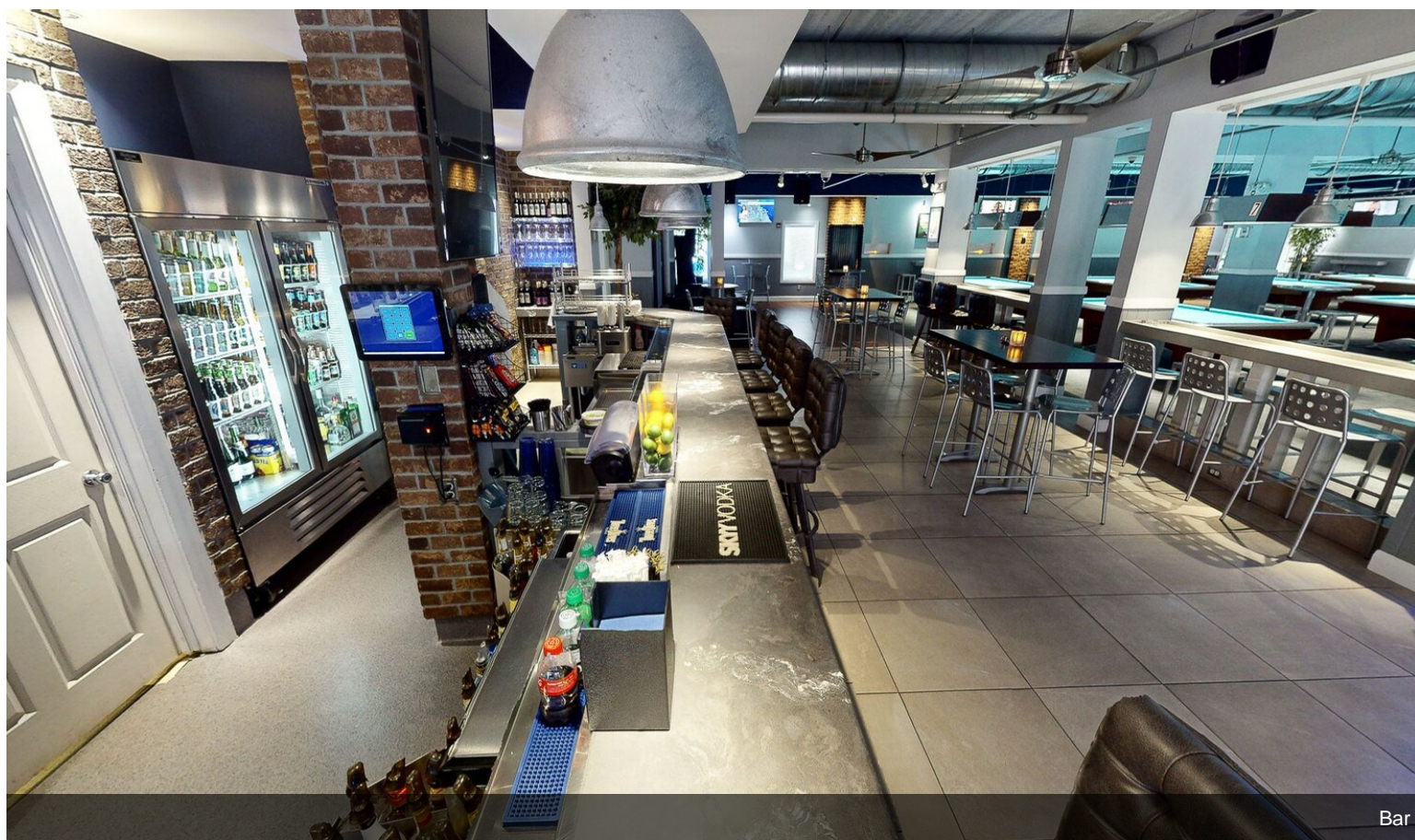
Price:	\$2,750,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	13.71 AC
Gross Leasable Area:	48,412 SF
Sale Conditions:	Business Value Included
No. Stories:	2
Year Built:	2008
Tenancy:	Multiple
Parking Ratio:	4.69/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	COM-2
APN / Parcel ID:	07-11-31-1090-00000-00B0



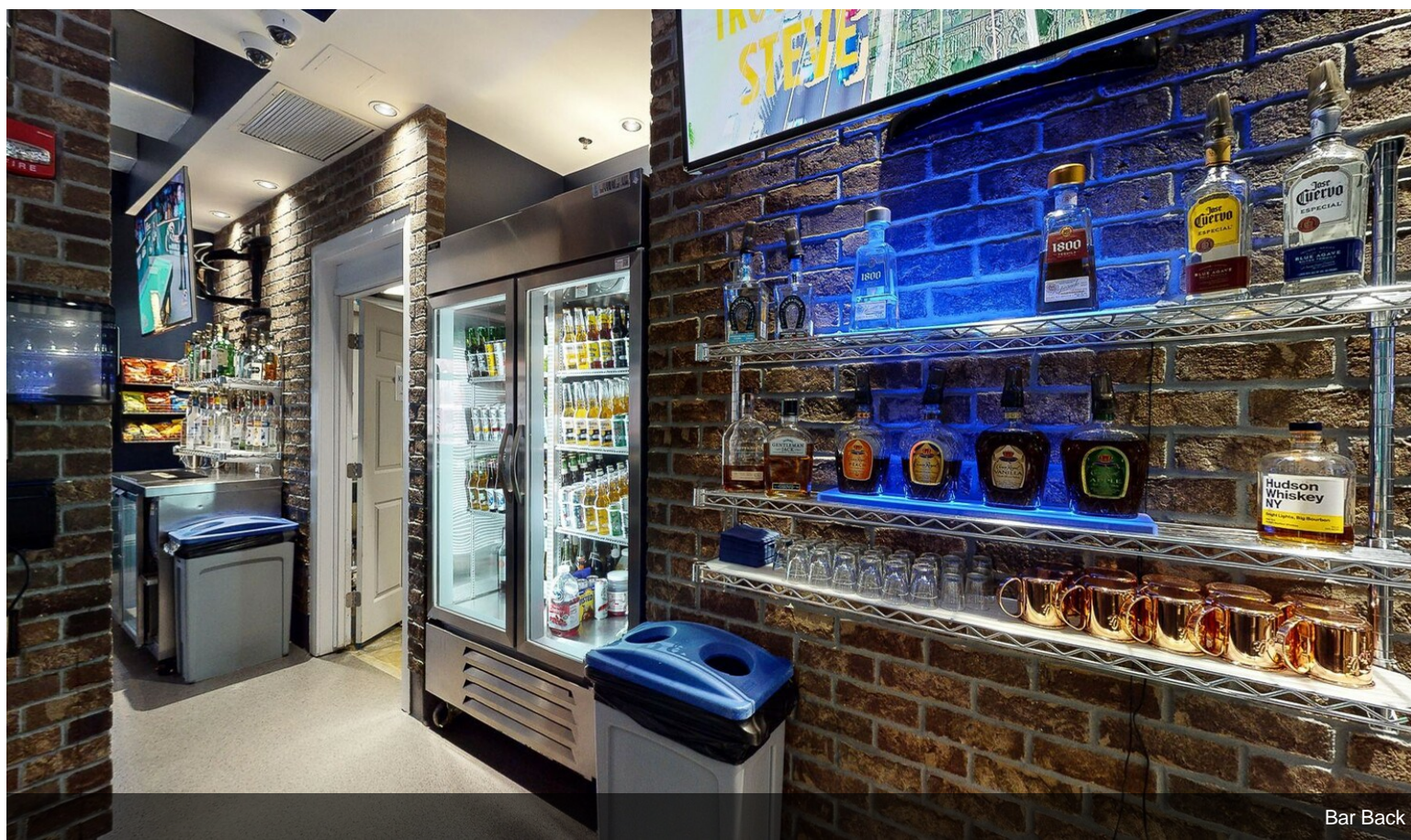
160 Cypress Point Pky, Palm Coast, FL 32164

This is an existing business, "CUE Note Billiard Room." Business has billiards, games, bar and restaurant. Unit 113 consists of five units totaling 6,444 square feet and units 111 and 112 are 1,260 square feet each. These two units are under construction for adding additional kitchen space and bar area for a music-listening room. All units are on the ground floor and in a corner location close to large parking areas. The seller will finish the build-out if negotiated in the purchase. The billiard area has fourteen tables. The finish throughout the facility is sophisticated and attractive. The sale includes a 4COP beer, wine and liquor license. It is located in Cypress Point Business Park off Cypress Point Parkway. Close to Palm Coast Parkway and I-95.

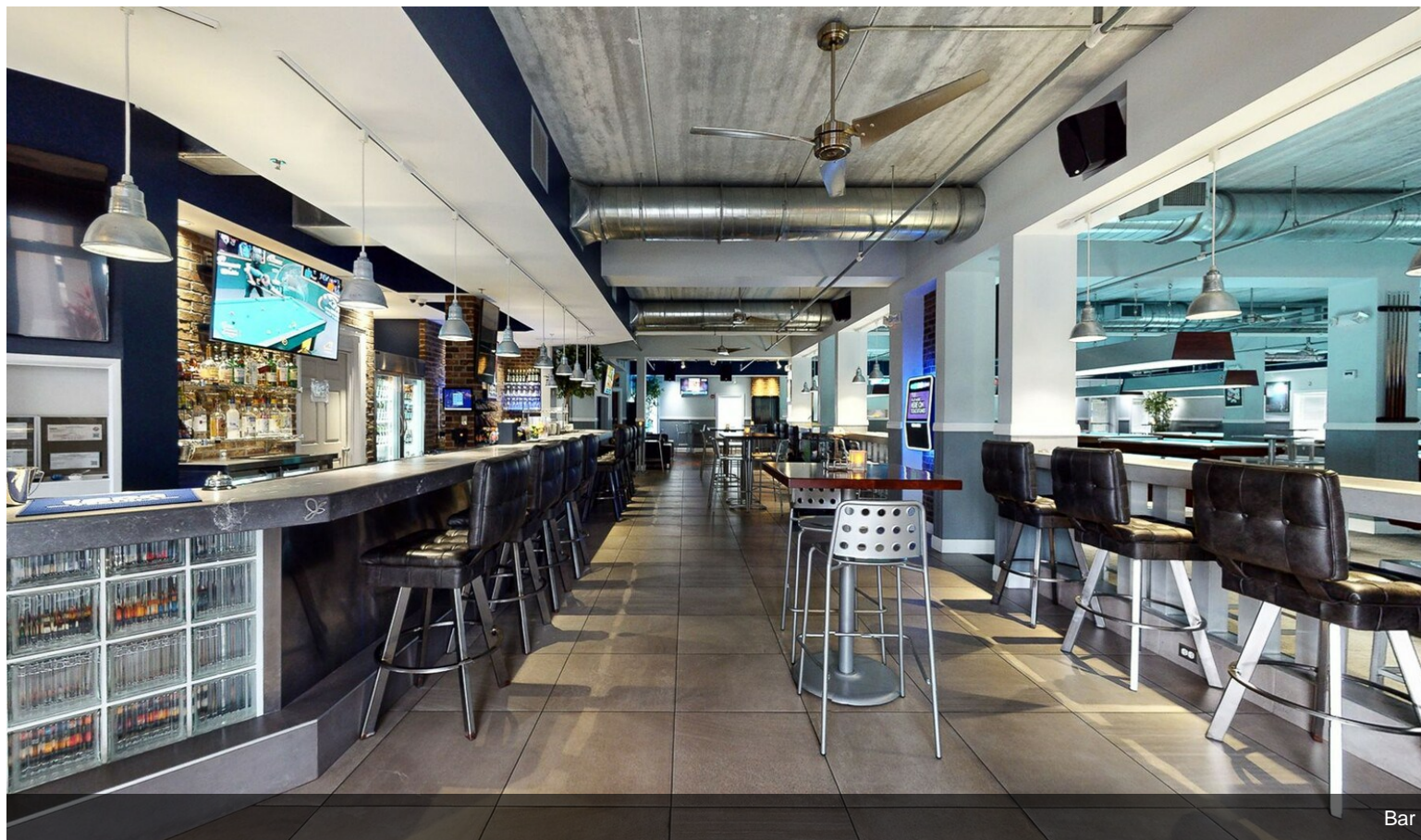
Property Photos



Property Photos

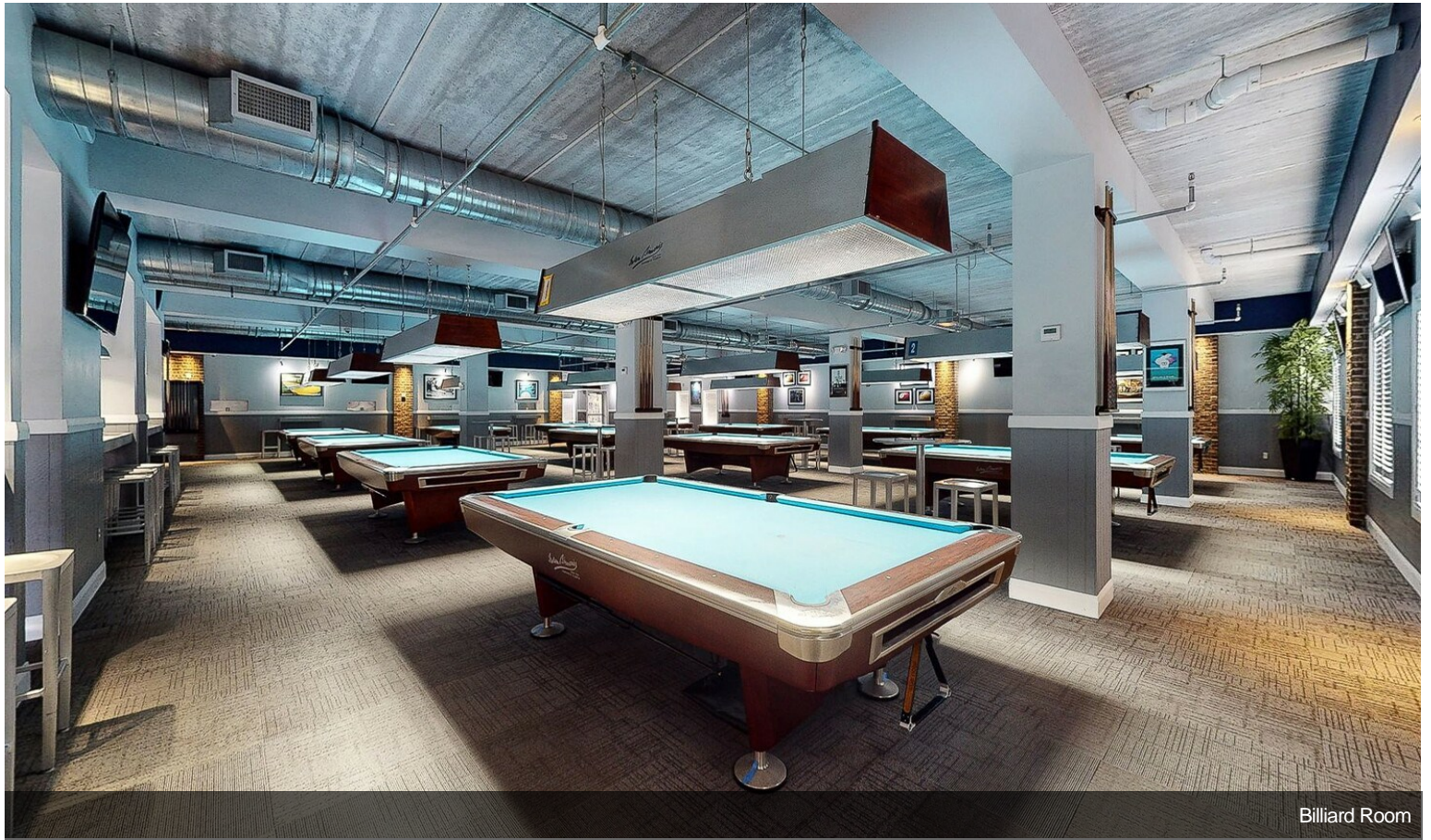


Bar Back

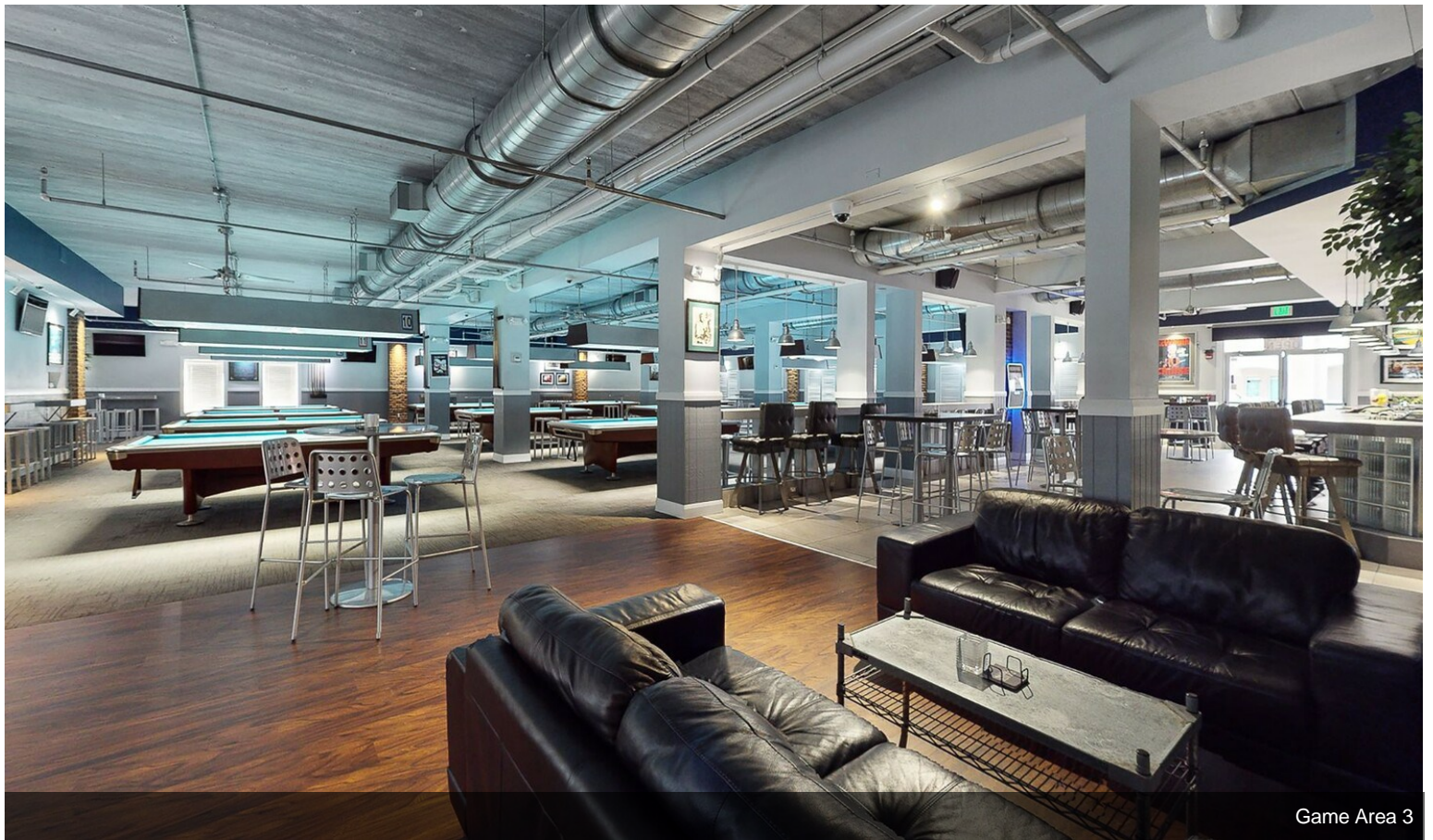


Bar

Property Photos

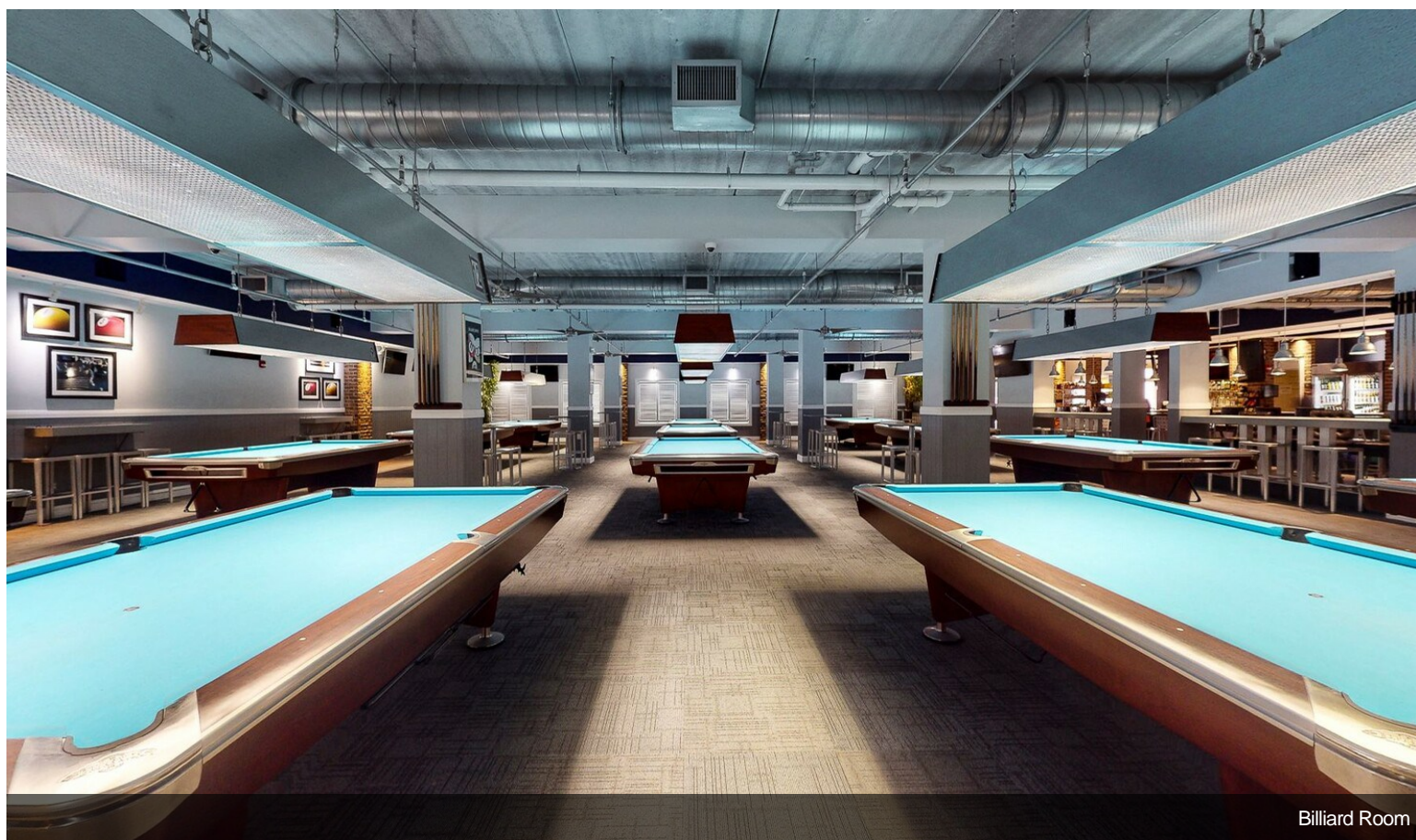
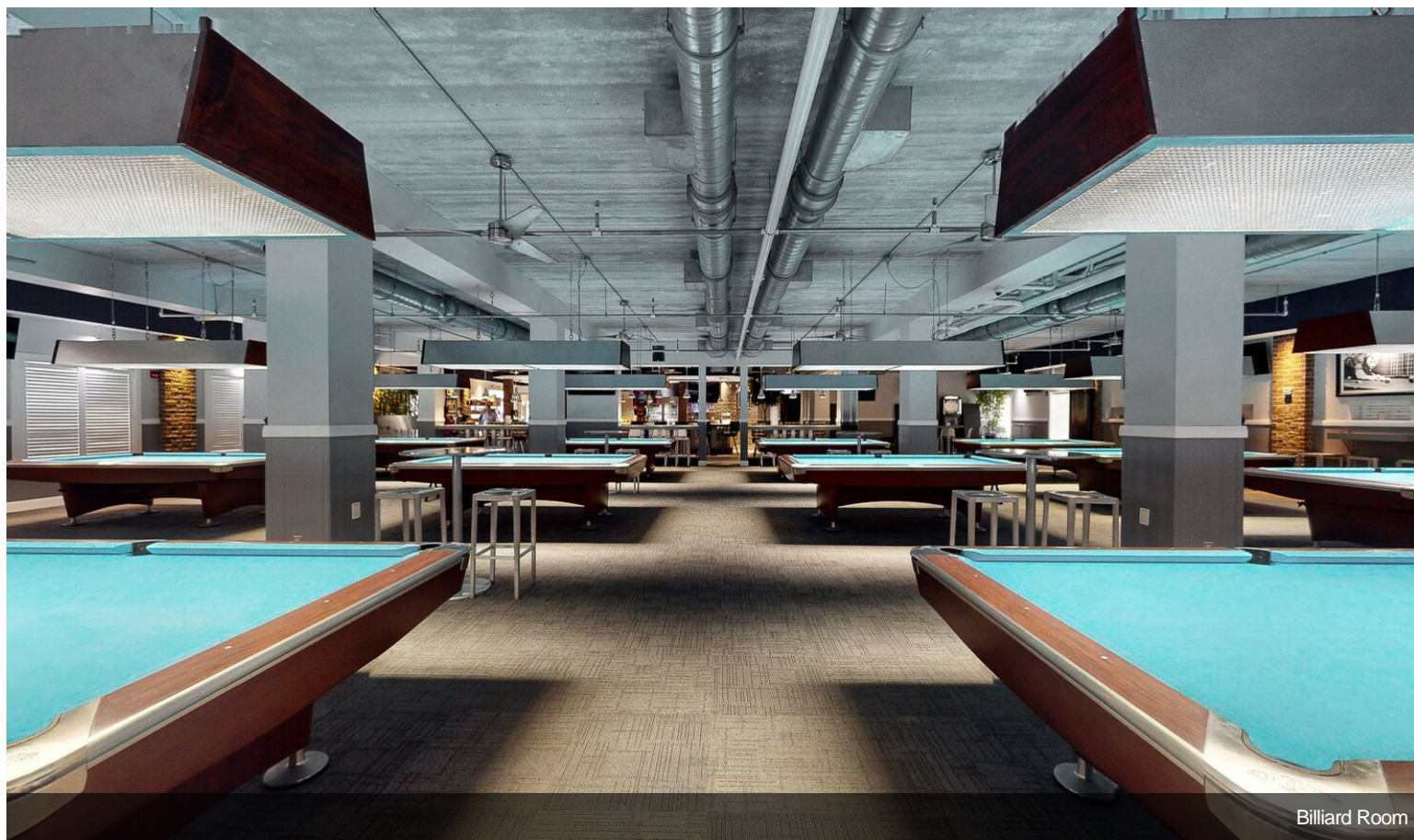


Billiard Room

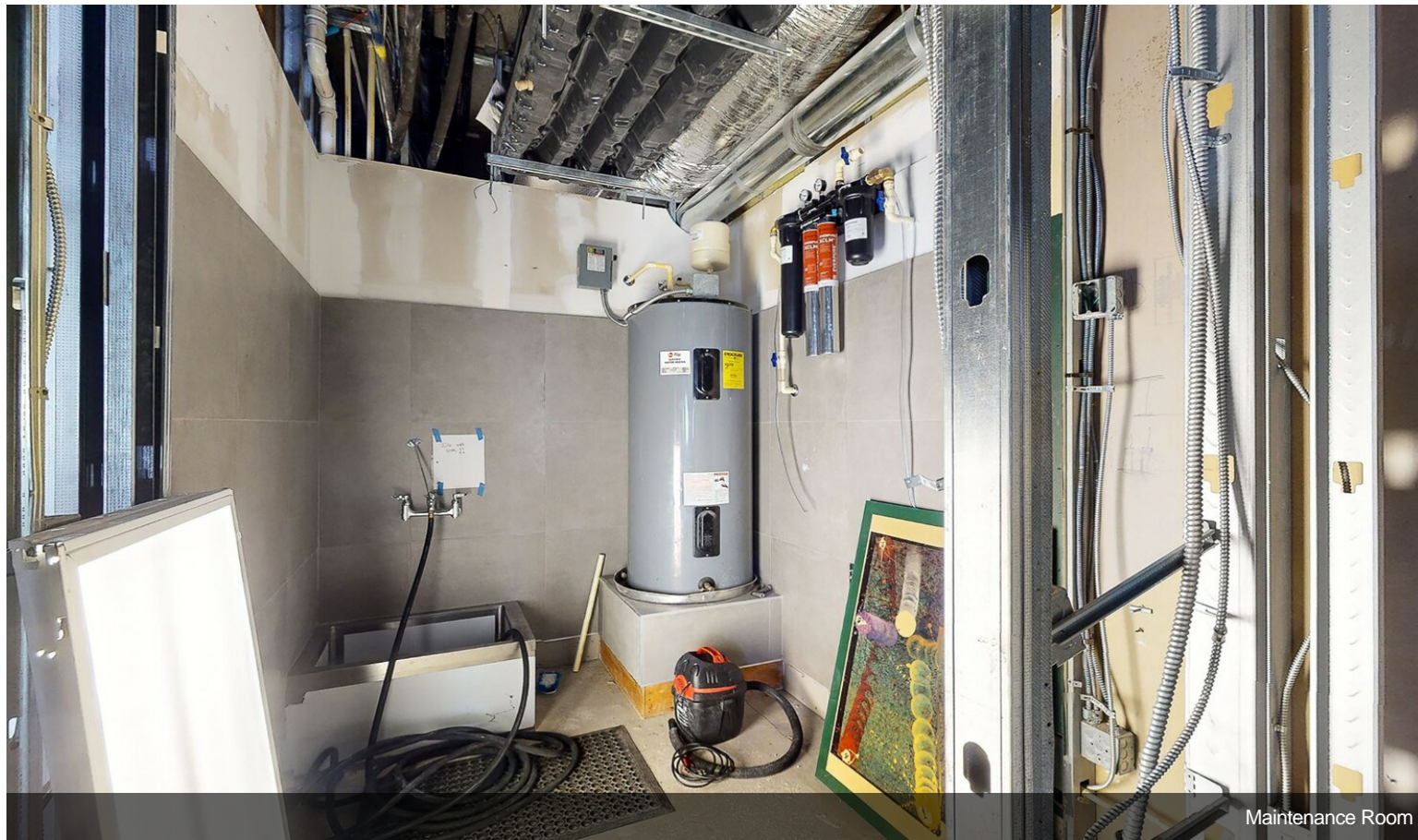


Game Area 3

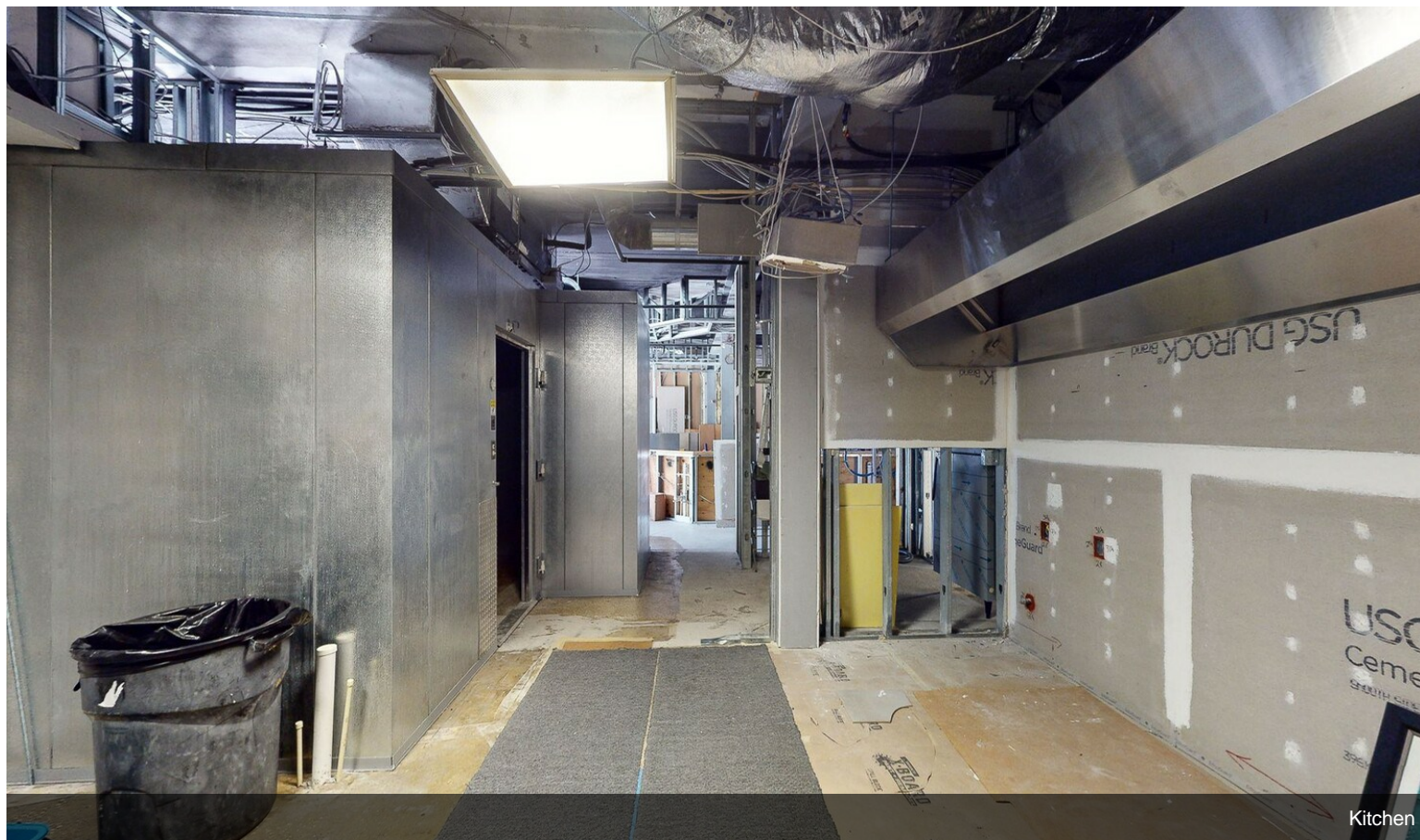
Property Photos



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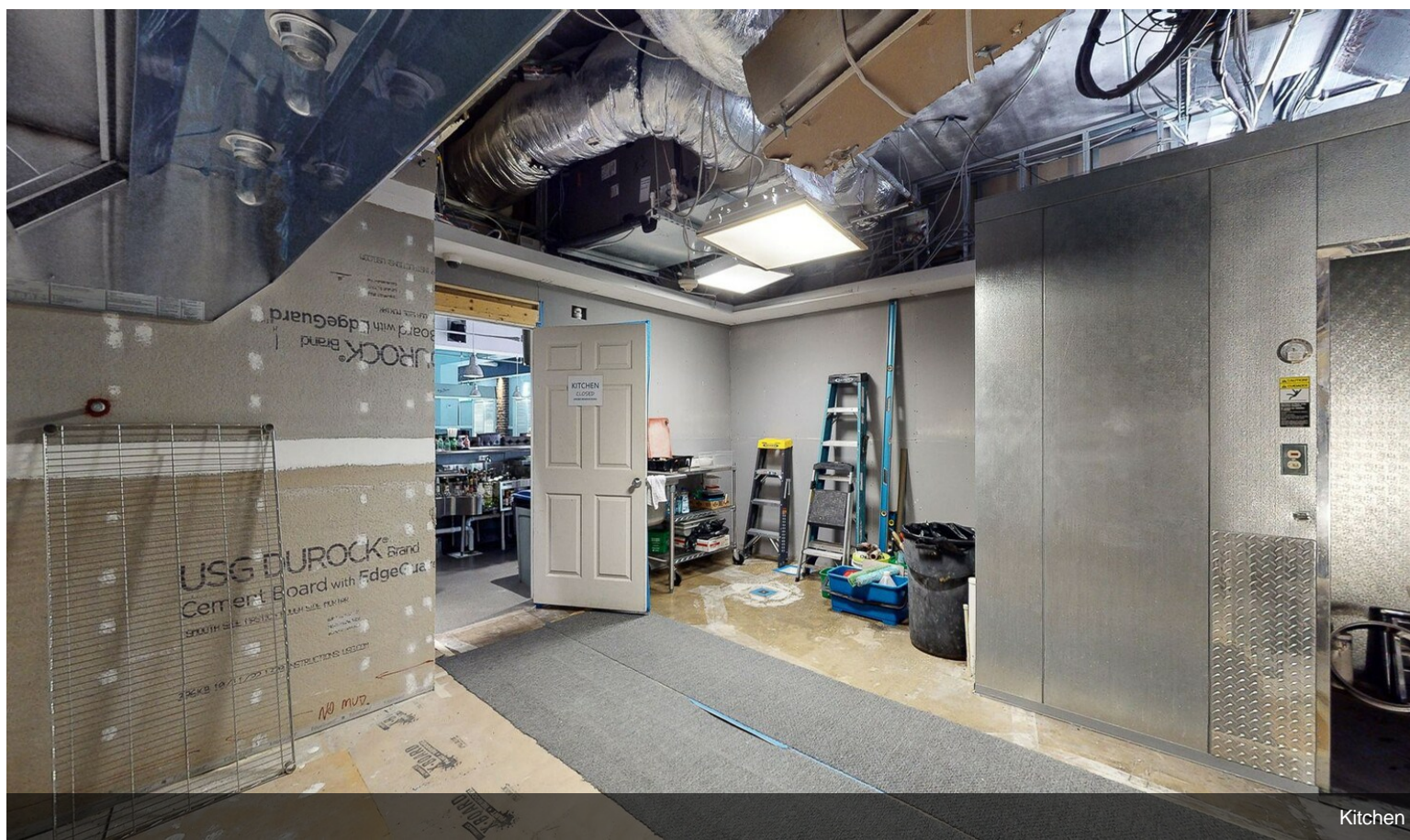


Maintenance Room

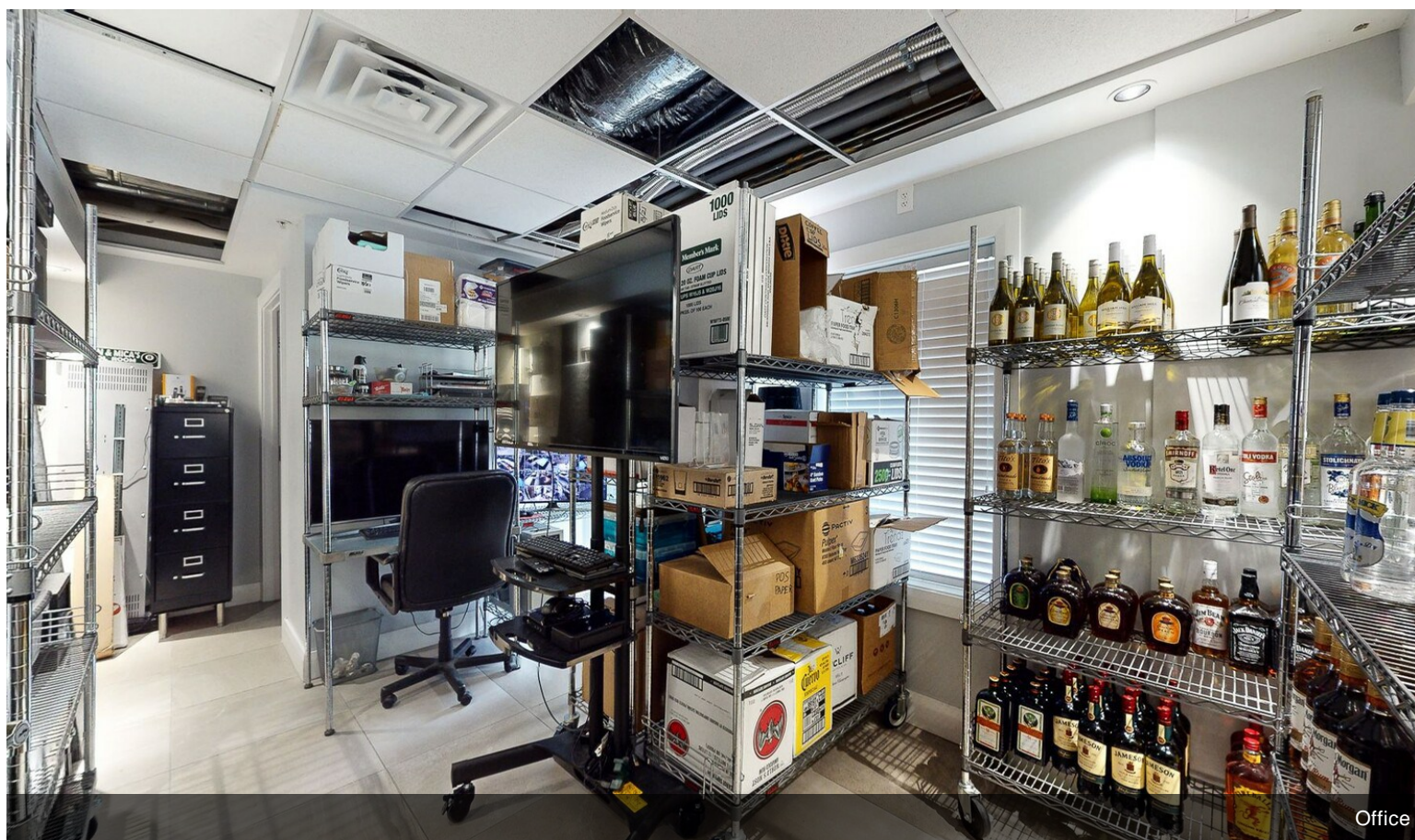


Kitchen

Property Photos



Kitchen



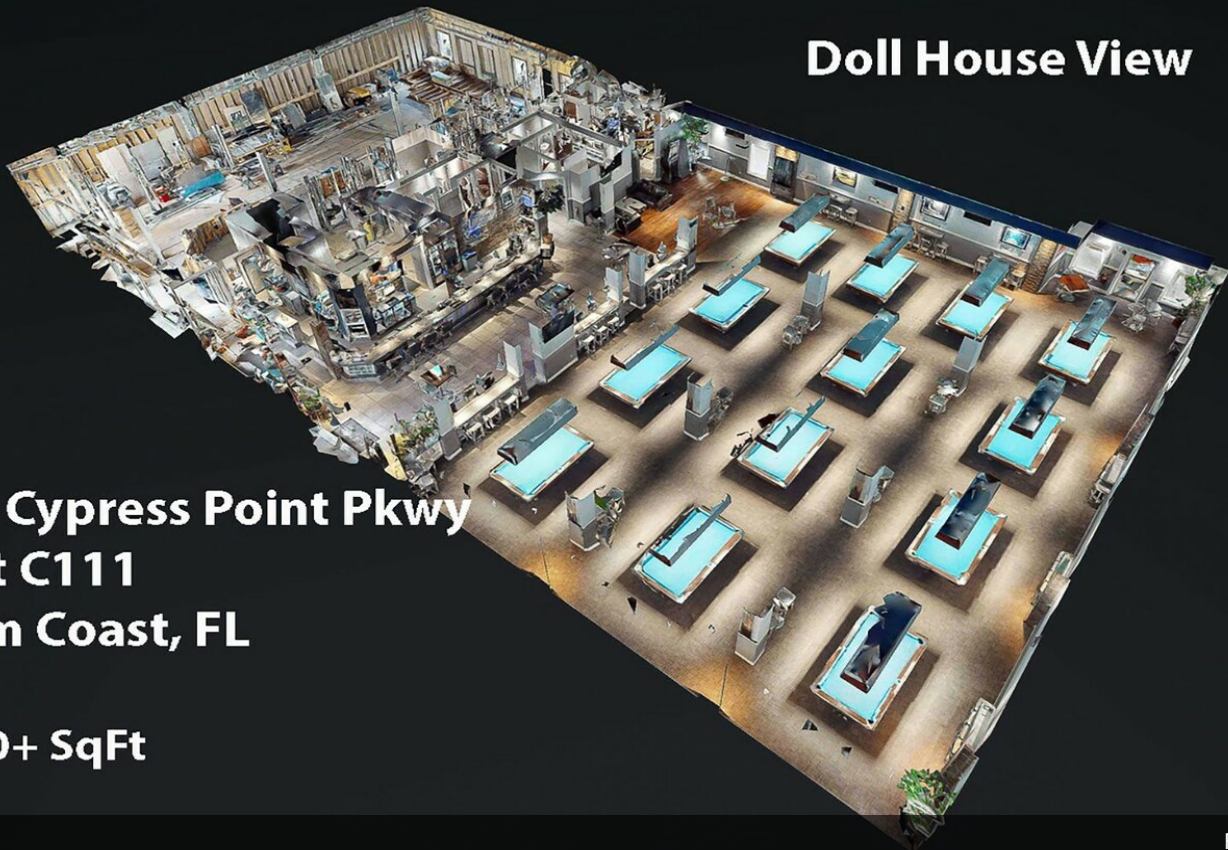
Office

Floor Plan



Floor Plan

Doll House View

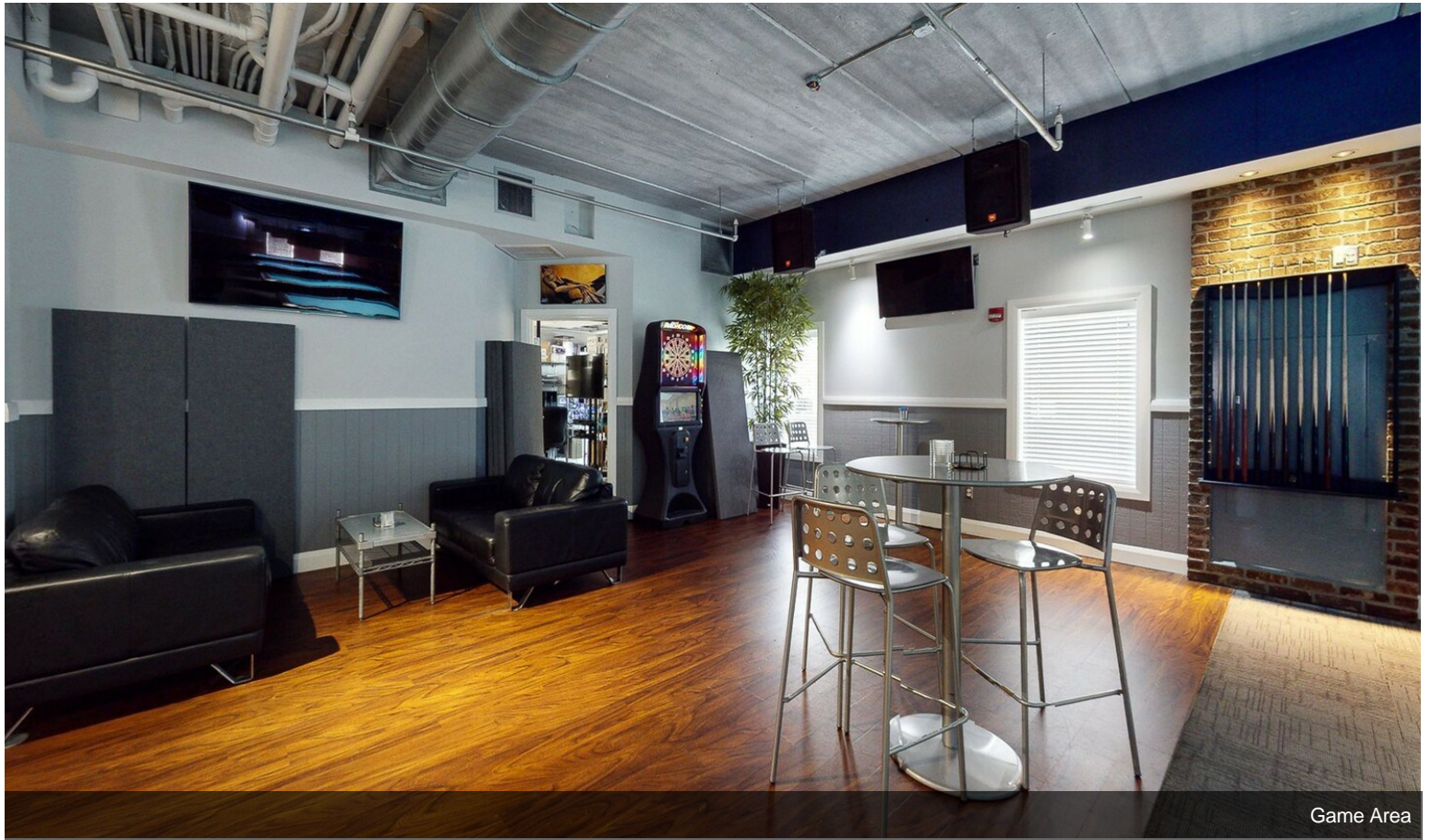


160 Cypress Point Pkwy
Unit C111
Palm Coast, FL

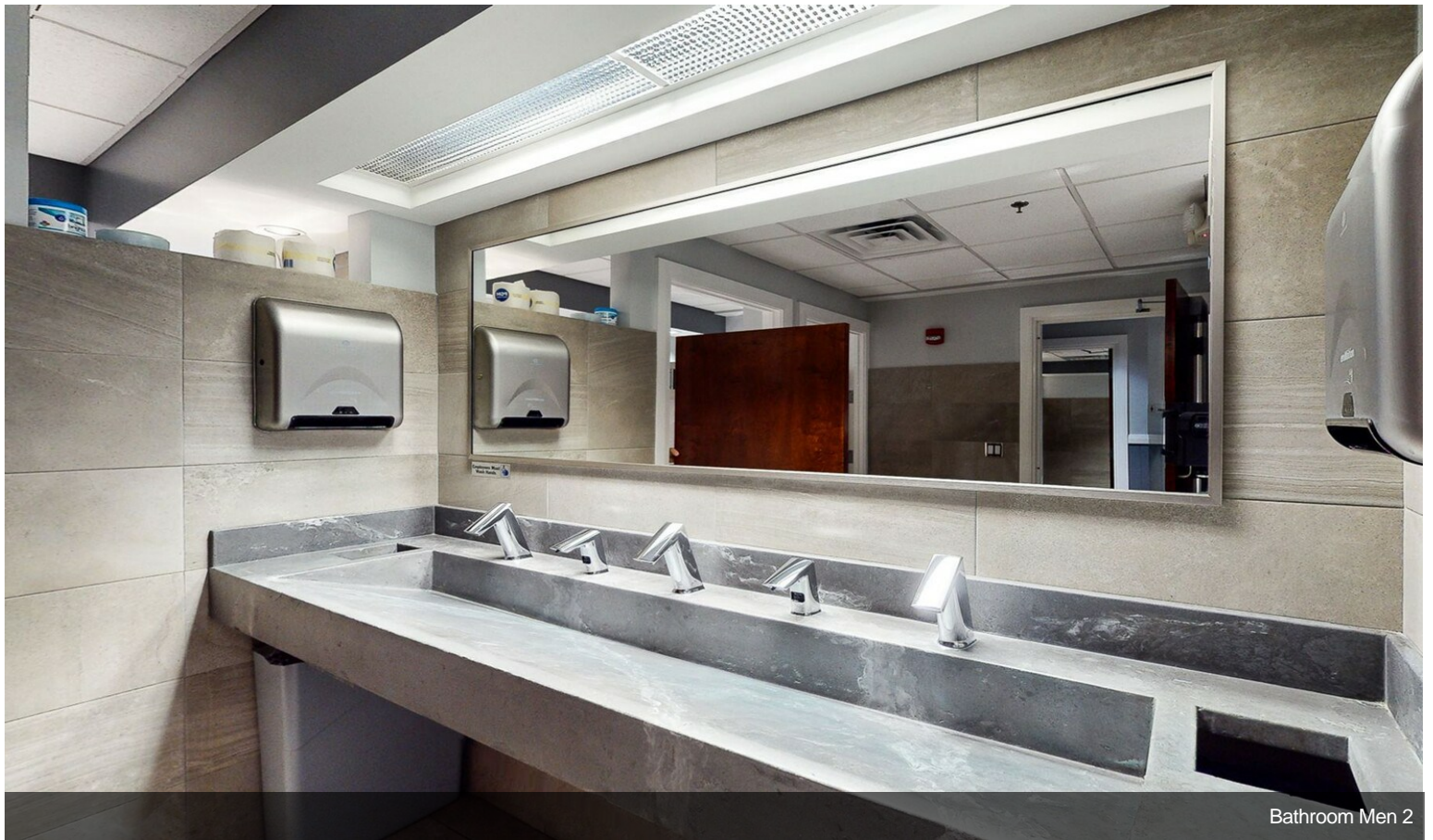
8800+ SqFt

Facility Overview

Property Photos



Game Area



Bathroom Men 2

Property Photos



Bathroom Men

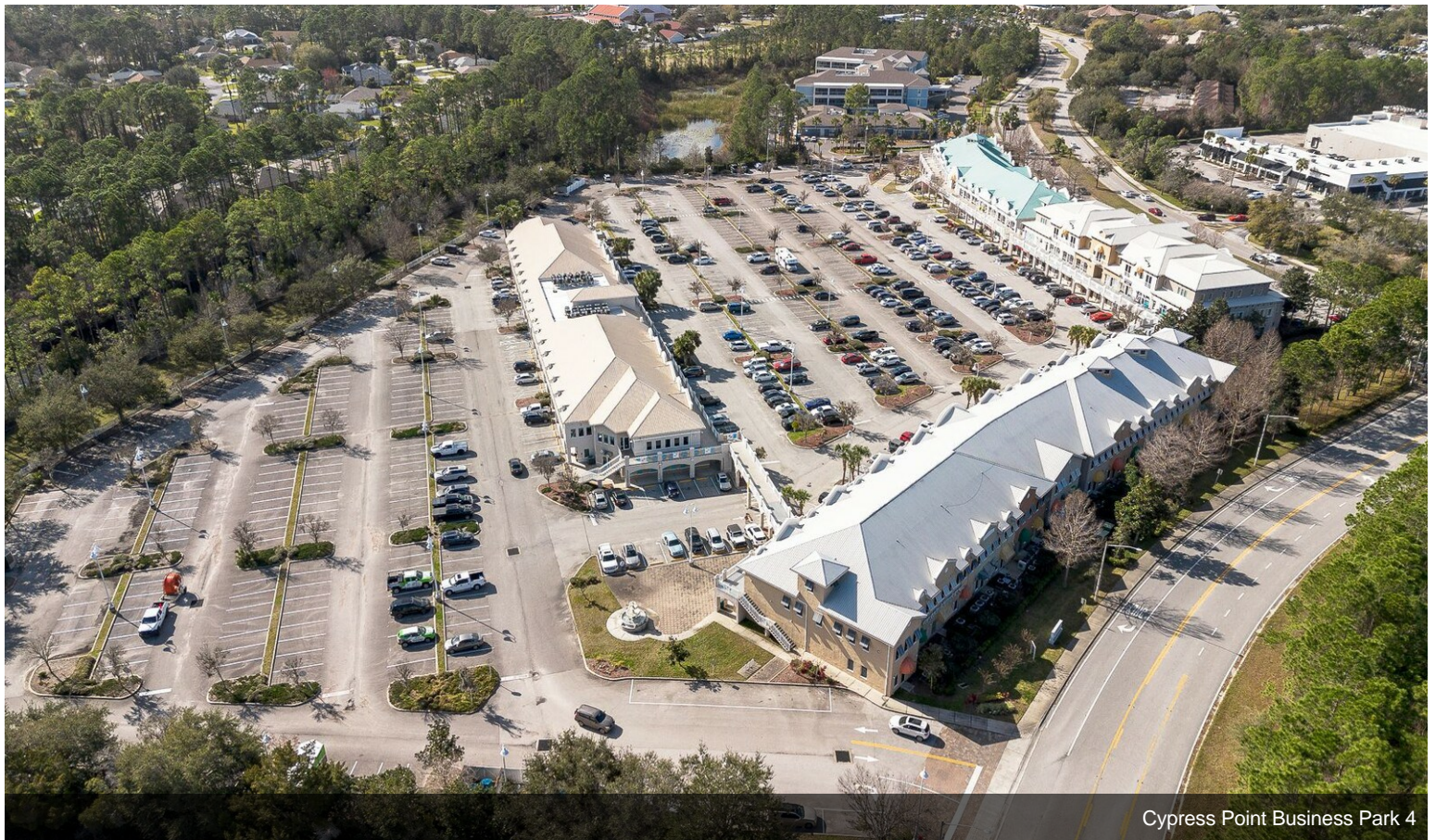


Bathroom Women

Property Photos

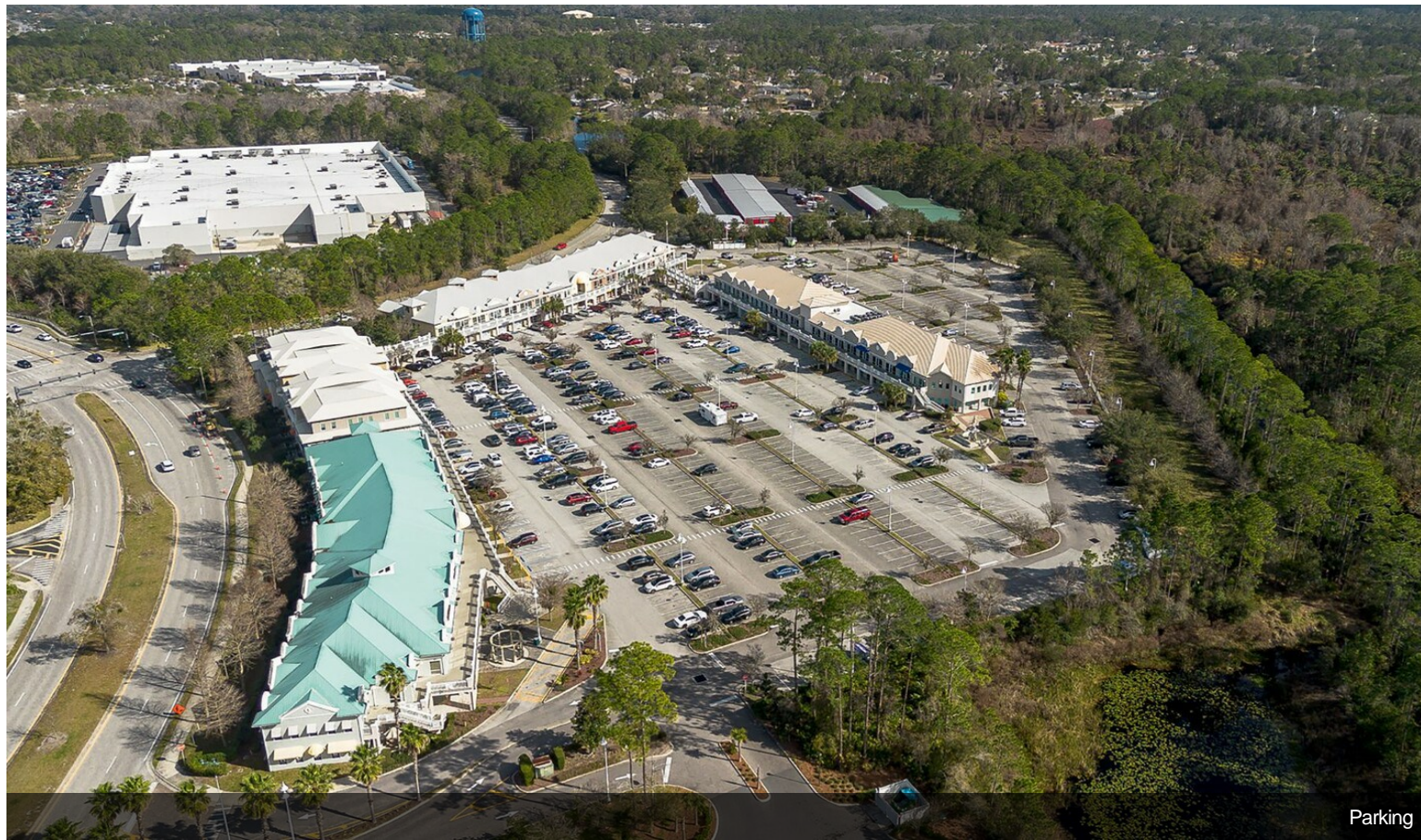


Bathroom Women

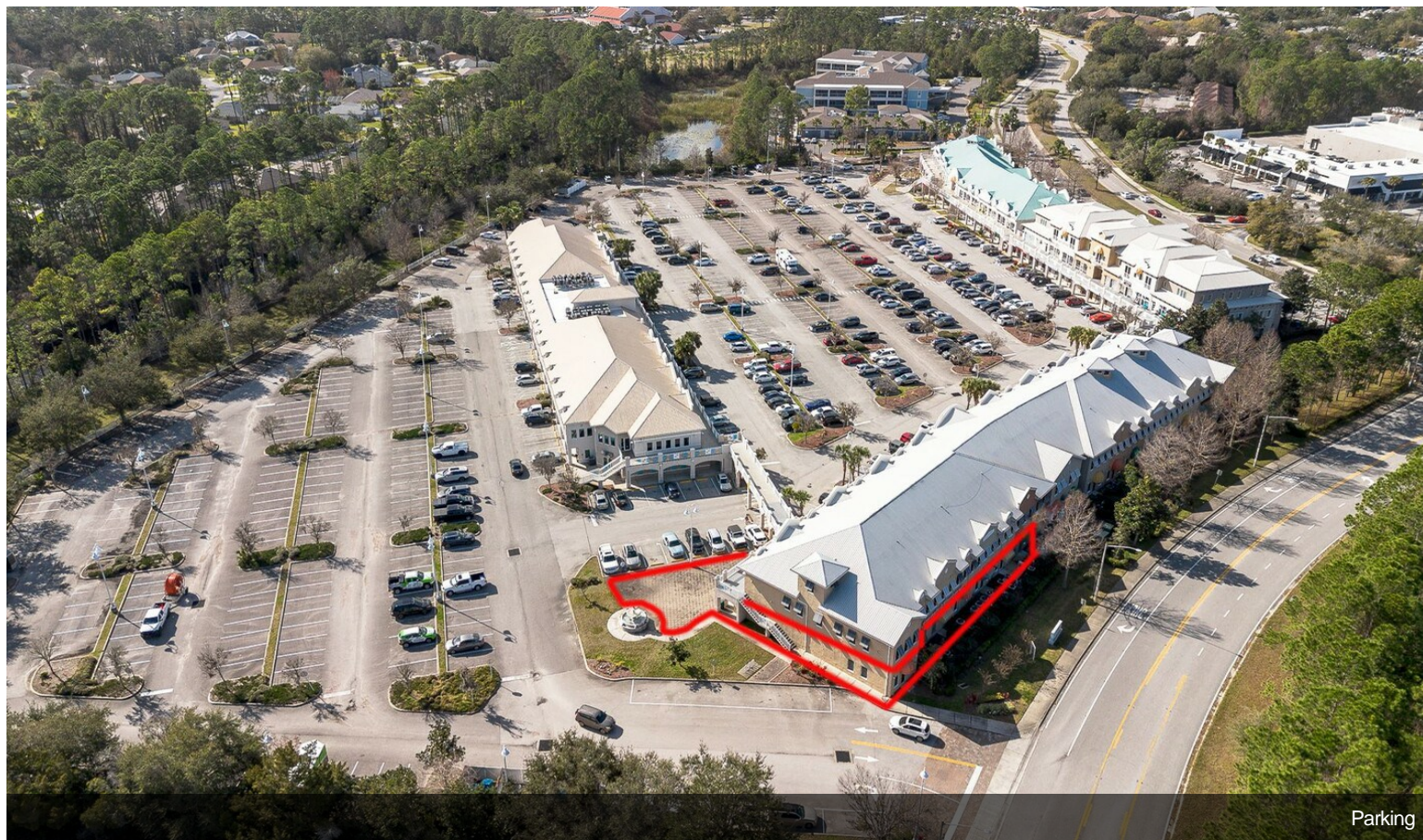


Cypress Point Business Park 4

Property Photos

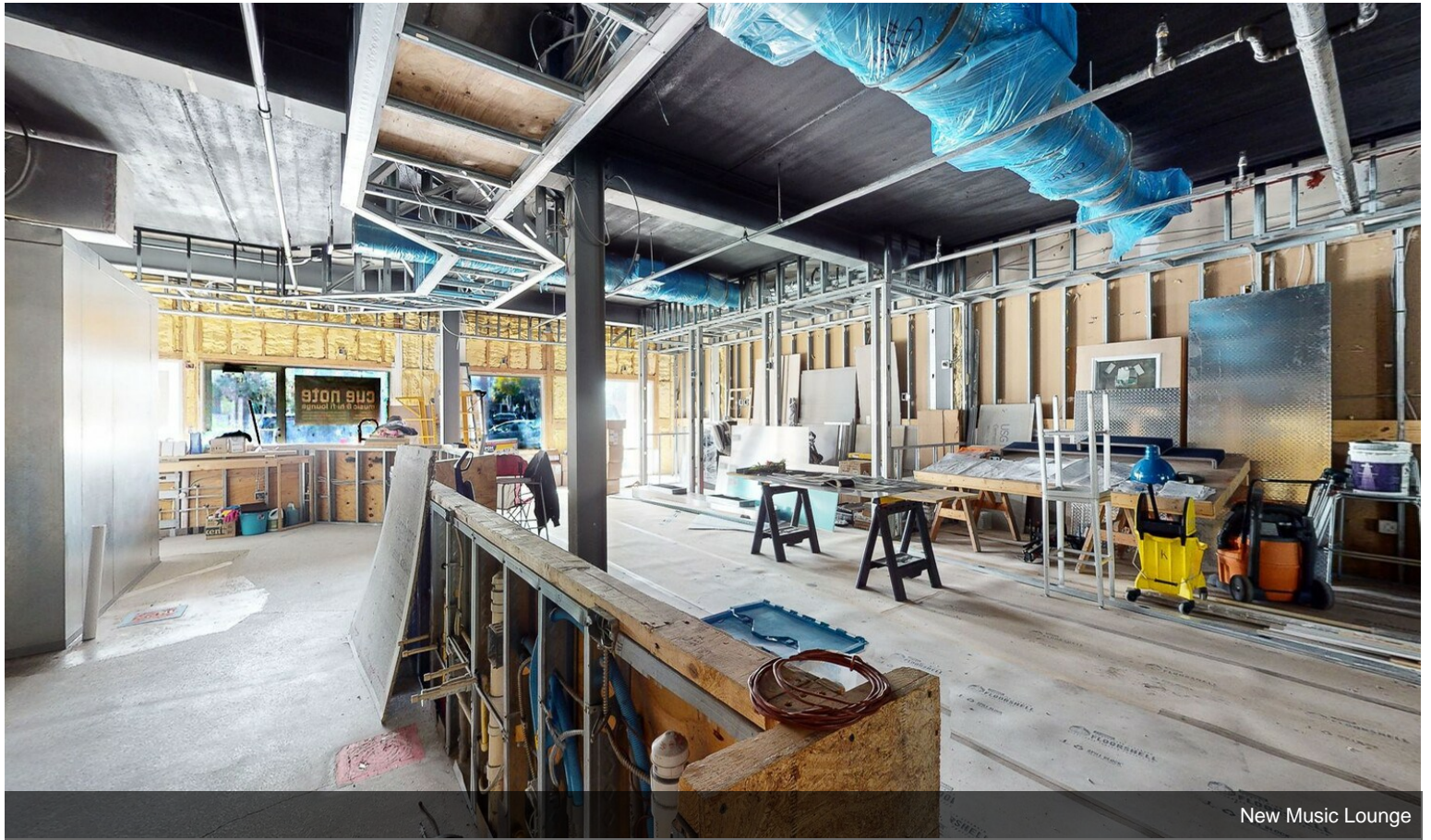


Parking

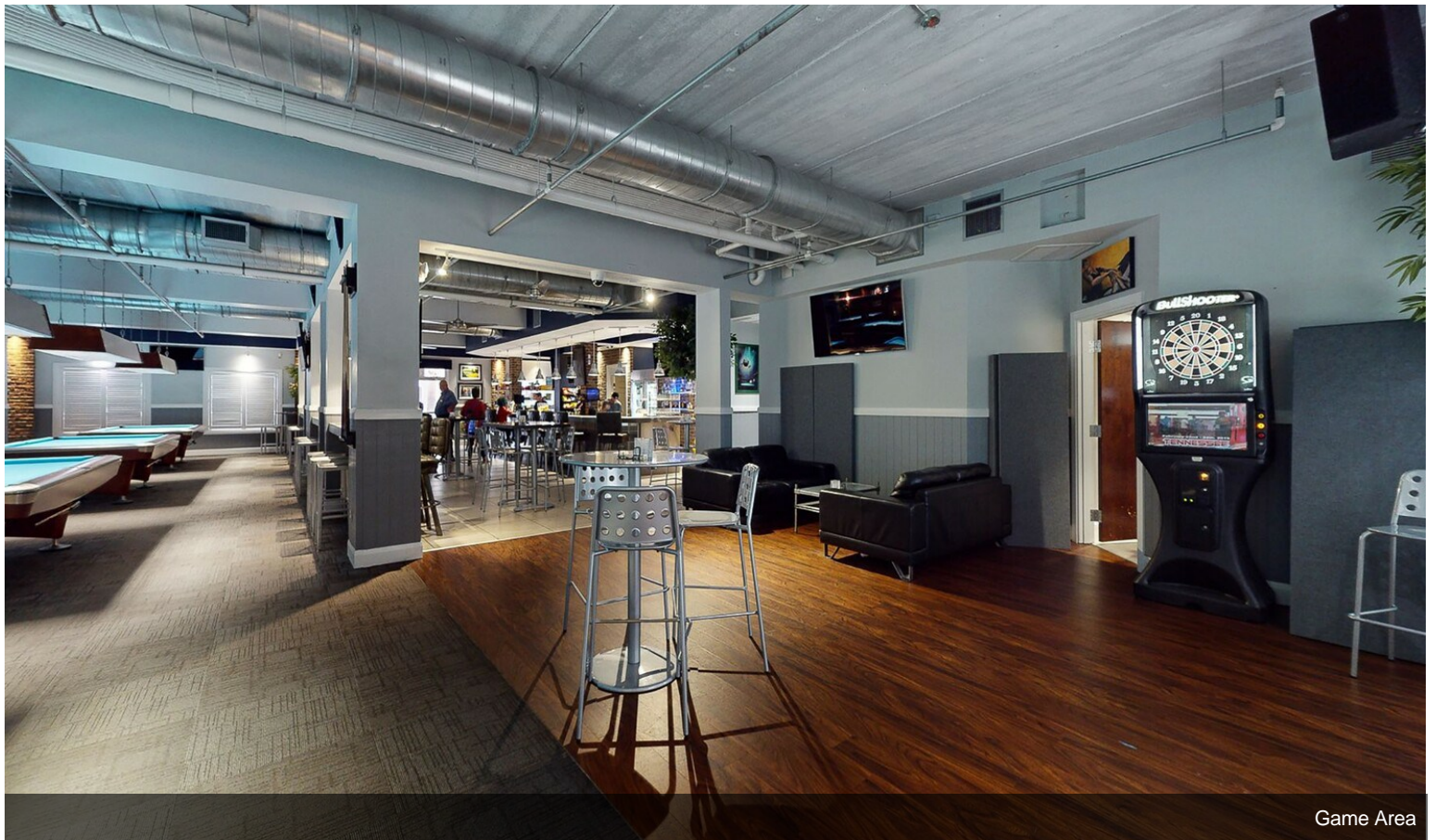


Parking

Property Photos



New Music Lounge



Game Area

Property Photos



Building Front



Building Photo