



FOR LEASE

119 MONROE BAY AVENUE
COLONIAL BEACH, VA 22443
WATERFRONT



WATERFRONT RESTAURANT FOR LEASE

- **Waterfront dining serving successful entertainment venue next door: outdoor tiki bar, boat slips and beautiful water views**
- Contract opportunity to provide food service to successful restaurant
- 1500 sf with 25 seat diner
- Includes kitchen and equipment
- Turn key restaurant and instant income for experienced operator
- Upside potential to expand existing cafe style
- Growing beach front community
- Convenient to Washington DC, Richmond and Fredericksburg
- **Rental rate: \$2500/month + utilities**
- **SF: 1300**



Phillip Baxter

☎ (540) 847-2385 ✉ phillip.baxter62@gmail.com

Michelle Smith

☎ (321) 292-1165 ✉ michelleLSrealtor@gmail.com



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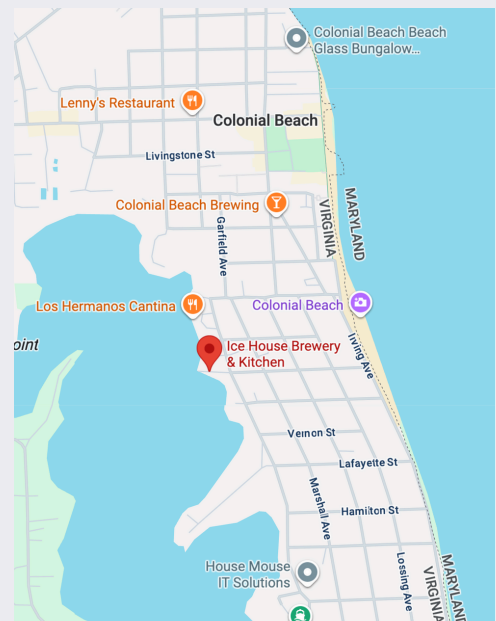
LOCATION, LOCATION, LOCATION!

Waterfront In the heart of
Colonial Beach!

Minutes from Dahlgren naval
base with over 12,000 daily
workers.

50 miles from DC and Richmond.

Fast-growing area with
increasing seasonal visitors and
year-round residents.



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