

Investment Opportunity: The Ambry Restaurant & Real Estate

Location : 3016 E Commercial Blvd, Fort Lauderdale, FL 33308

Asking Price: \$2,150,000.00 **Property Size:** ±3,005 SF Building on 0.08 AC

Included Assets: Real Estate, Business Goodwill, FF&E, and a 4COP Quota Liquor License.

1. Executive Summary: A Generational Exit After 40+ years of successful operation, the founding Huber family is seeking retirement, creating a rare opening to acquire a Fort Lauderdale landmark. This turnkey acquisition offers immediate cash flow with a legendary reputation, while providing a clear "path to profit" through expanded operations.

2. Proven Heritage & The "Gerd Müller" Legacy

- **Celebrity Founding:** Originally opened in 1981 by German soccer icon **Gerd Müller** (of the Fort Lauderdale Strikers) and the Huber family.
- **Decades of Goodwill:** The restaurant is a beloved community staple known for authentic Bavarian ambiance and German American steakhouse cuisine.

3. Strategic Upside: Revenue Growth Opportunities

The current owners operate **The Ambry** as a lifestyle business with limited hours, leaving massive, untapped potential for a motivated buyer:

- **Expanded Schedule:** The restaurant is currently **closed every Sunday and Monday** and shuts down for the **entire month of September**. Reclaiming these 100+ lost operating days per year would provide an immediate and significant revenue boost.
- **The "German Breakfast" Gap:** There are currently no known authentic German breakfast restaurants in the area. A new owner could capture the high-margin morning market by introducing a traditional *Frühstück* (German breakfast) menu.
- **High Profitability:** Expanding into breakfast leverages existing assets for a meal period known for its superior profit margins and fast table turnover.

4. Property & Asset Highlights

- **Prime Commercial Real Estate :** High-visibility location on the Commercial Blvd corridor (41,500+ VPD).
- **Valuable Liquor License:** Includes a **4COP Quota License**, allowing for the sale of beer, wine, and spirits (package sales included).
- **Turnkey Condition:** Sale includes all furniture, fixtures, and equipment, plus 7 imported German draft lines and a dedicated salad bar.

Property Facts:

- **Zoning:** CB – Central Business District **Status:** Retirement Sale / Owner-User

JALMARK Realty, Rick Grosch Broker Associate 954-683-2000 rick@myfloridasales.com