



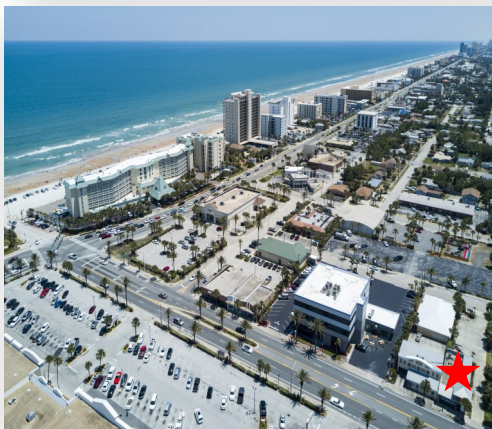
Kyle Selby, MSRE
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BEACHSIDE RESTAURANT / CAFÉ FOR SALE OR LEASE



**SELBY
REALTY**

200 E. Granada Blvd., Suite 207
Ormond Beach, FL 32176
(386) 238-4456 O.
(386) 238.8377 F.



188 E. Granada Blvd. Ormond Beach, FL 32176

Property Highlights

- Well-known, highly visible location with ingress off Granada Blvd & egress onto Coquina Ct.
- Located in “food hub” including First Watch, Jimmy Hula’s, Out-back Steakhouse, Swillerbee’s Craft Donuts, Margarita island, Larry’s Giant Subs, Starbucks, and more.
- The exterior of the building has been renovated to include new painting, updated architectural features, and outside seating in the rear. Roof and HVAC replaced in 2019.
- The interior is thoughtfully designed for efficient fast-casual service, featuring an attractive front counter with integrated point-of-sale, digital menu boards, and built-in equipment. A conveniently located self-serve beverage station enhances the customer experience. Polished concrete flooring adds a modern, upscale look while offering durability and low-maintenance appeal.
- TECO supplies natural gas to the building and the kitchen comes equipped with large hood, fryer, grill, burners, and 3 compartment sink.

Property Details

Site:	Property is 300 yards from the Atlantic Ocean and features 100 ft. of frontage on Granada Blvd.
Parking:	On-site parking and street parking on Coquina Ct. and Vining Ct.
Premises:	~2,000 SF Restaurant / Cafe
Lease Rate:	\$4,000/mo + NNN (approximately \$900/mo)
Sale Price:	\$1,200,000
Zoning:	B-4, Central Business, City of Ormond Beach
Traffic:	24,000 AADT
Parcel ID:	4214-12-01-0170
Location:	Granada Blvd (St. Rt. 40), 1 block West of A1A

DINING ROOM AND BAR AREA



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BAR AREA & RESTROOM

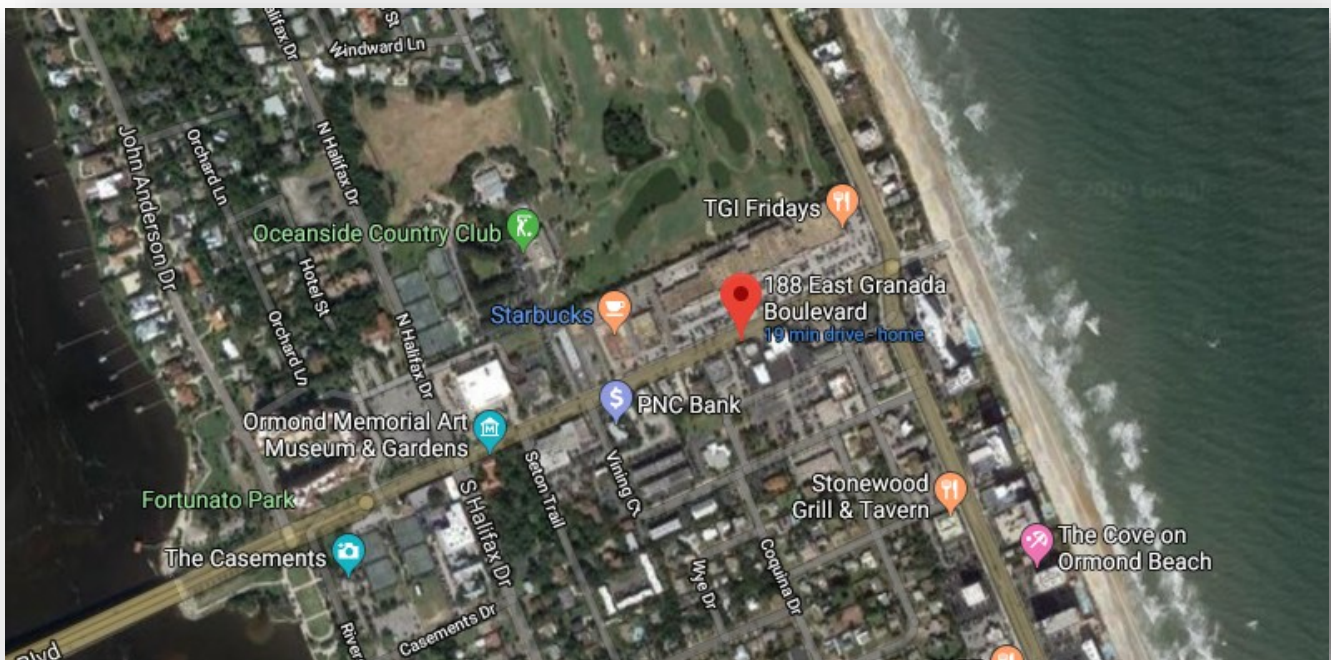


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AERIAL PHOTOGRAPHY



188 E. GRANADA PROPERTY MAP



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