

Crafted - Fine Dine Steakhouse

Established Restaurant and Building Prime Clermont FL
Clermont, FL

KW COMMERCIALSM
+ my **ALP** consultant



Established Restaurant and Building Prime Clermont FL • Clermont, FL

Offering Highlights

- \$** LISTING PRICE
\$4,000,000
- 🏠** PROPERTY TYPE
Restaurant
- \$** SEATING CAPACITY
144 seats
- 🏠** BUILDING SIZE
11,101 sq ft
- \$** AVG WEEKLY SALES
\$20,000
- \$** CUISINE TYPE
Steak/American



Offering Summary

Acquire a fully renovated, 11,101 SF mixed-use asset in downtown Clermont, featuring a steakhouse, speakeasy lounge, and four residential units. Generating \$85,920/month in revenue, the property offers diversified income streams and extensive upgrades, priced at \$4M. Ideal for investors or owner-operators.

About Us

Company Summary

My ALF Consultant is a leading firm specializing in the sale, training, consulting, and marketing of assisted living facilities (ALFs) across 25 states. With roots in operating a 40-bed facility, we offer unmatched expertise in navigating complex ALF transactions, from 5 to 200 beds. Our 38 agents, extensive buyer database, and lender network ensure maximum exposure, especially for smaller facilities often ignored by larger brokerages. We excel in SBA loans, operational improvements, and discreet sales, providing tailored solutions for owners and buyers of all facility sizes.

Your Listing Agent



Sunny Gandhi

Listing Agent

Email: Sgandhi@KWCommercial.com

Phone: 321-945-4477

Experience

Sunny is a Computer Software Engineer with extensive business and financial experience. He has 10 years of Commercial Real Estate sales experience with a specialty focus on Investment Properties, Business and Senior Living Sales. Sunny adds significant value to our clients with his commercial sales experience, technology and business background.

Parks Commercial Business Group, LLC

3657 Maguire Blvd, Suite 100 · Orlando, Florida 32803 · 321-945-4477 · License: SL 3082473

Co-Listing Agents



Kalei Stockstill

Co-Listing Agent

Email: kalei@myalfconsultant.com

Phone: 321-591-4113

Kalei owned and operated a 32 bed ALF in Brevard County FL. In 2012, he and his wife, Sheryl, created My ALF Training out of a need at their facility. Currently My ALF Training services over 500 facilities across 7 states. Currently part of the top team that sells assisted living facilities through...

Parks Commercial Group, LLC

3657 Maguire Blvd, Suite 100 · Orlando, Florida 32803 · 321-591-4113 · License: SL 3082473

Executive Summary

Gandhi Commercial is proud to present a fully renovated, three-level landmark mixed-use asset located on Montrose Street in the heart of downtown Clermont. The property offers approximately 11,101 SF of gross building area on 0.51 acres, with an on-site parking lot accommodating ± 19 vehicles. Major renovations were completed between 2024 and 2025, delivering a turnkey investment with multiple income streams.

The asset is anchored by a full-service restaurant and bar concept operating across two levels, including a premium steakhouse and a speakeasy-style lounge. The basement (1,911 SF) features “The Club at Crafted,” a 40-seat speakeasy-style bar, while the first floor (4,318 SF) houses “Crafted,” a 120-seat steakhouse with a full-service bar and an additional 24-seat outdoor patio. The second floor (2,940 SF) consists of four fully renovated 1-bedroom, 1-bath residential units, providing consistent supplemental rental income.

The business is currently generating approximately \$80,000 per month in gross revenue, complemented by \$5,920 per month in residential rental income, offering diversified cash flow. The property supports beer, wine, and liquor sales, making it well-positioned for continued restaurant operations or repositioning under a new concept.

Extensive recent improvements include full interior renovations across all residential units, a redesign of the restaurant and bar areas with upgraded finishes and fixtures, and a total buildout of the speakeasy lounge. The commercial kitchen has been upgraded with new plumbing, electrical systems, and equipment, and has successfully passed multiple health inspections. Additionally, the building has undergone major system upgrades, including new HVAC systems, updated electrical and plumbing infrastructure, and a professionally sealed roof with a five-year warranty.



Executive Summary (cont.)

Offered at \$4,000,000, this is a rare opportunity to acquire a stabilized, income-producing mixed-use property in one of Central Florida's fastest-growing downtown markets. The asset is ideal for an owner-operator seeking an established restaurant business or an investor looking to capitalize on a well-located property with in-place income and future upside.



Business Summary



Welcome to Crafted Clermont Assisted Living, where comfort, care, and community come together to create a nurturing home for our residents. Our dedicated team is committed to providing personalized care that respects each resident's unique needs and preferences. With a focus on quality of life, we offer a range of amenities designed to enhance daily living and ensure peace of mind for families.

Our spacious and beautifully appointed living areas provide a warm and inviting atmosphere where residents can relax and socialize. We offer a diverse array of engaging activities tailored to stimulate both the mind and body, promoting a vibrant and fulfilling lifestyle. From art classes to fitness sessions, there's always something exciting happening at Crafted Clermont.

Dining at Crafted Clermont is a delightful experience, with meals prepared by our talented culinary team using fresh, locally sourced ingredients. Our menu offers a variety of delicious options to cater to individual tastes and dietary requirements. For those needing specialized memory care, our compassionate staff is trained to provide supportive services in a secure and nurturing environment. At Crafted Clermont, we are dedicated to creating a home where residents feel valued, supported, and truly at ease.

Business Specifications

License Type:

Restaurant

Website URL:

<https://craftedclermont.com>

Property Summary



The property on Montrose Street features a three-level mixed-use asset with approximately 11,101 SF of gross building area on a 0.51-acre lot. It includes an on-site parking lot for ±19 vehicles. Major renovations completed between 2024 and 2025 have transformed the property into a turnkey investment. Improvements include full interior renovations of residential units, redesigned restaurant and bar areas with upgraded finishes, and a total buildout of the speakeasy lounge. The commercial kitchen boasts new plumbing, electrical systems, and equipment. System upgrades include new HVAC, updated electrical and plumbing infrastructure, and a professionally sealed roof with a five-year warranty.

Property Specifications

Property Address:

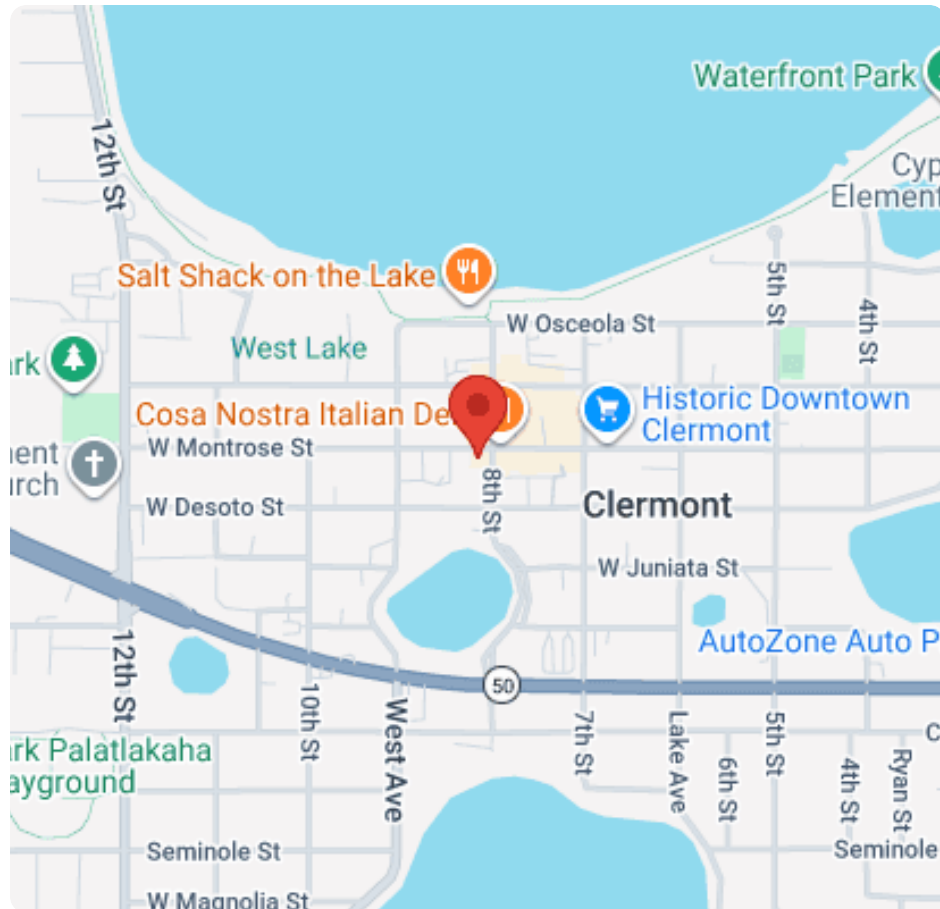
[801 West Montrose Street, Clermont, FL, 34711](#)

Property Type:	Restaurant	Building Size:	11101 sq ft
Lot Size:	0.513 acres	Year Built:	1926
Stories:	3	Parking Spaces:	19+/-
Water Source:	Municipal Water	Sewer/Septic:	Public Sewer

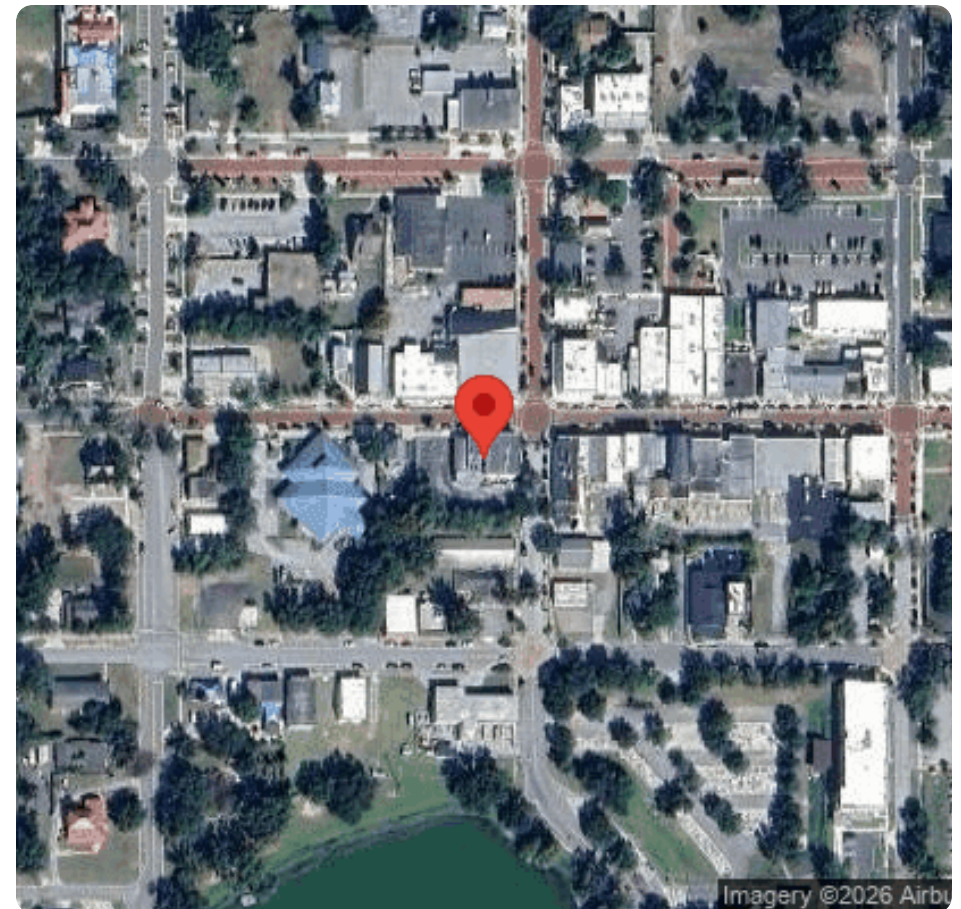
Location Summary

Located in the heart of Downtown Clermont, you're just steps from a vibrant mix of shops, restaurants, and bars. Walk to Lake Minneola, City Hall, Jenkins Auditorium, and enjoy easy access to Waterfront Park and the Central Florida Rails-to-Trails network via a nearby bike path. Experience year-round community events like the Farmers Market, Wine Walk, and more. With over 1,000 free public parking spaces in Downtown Clermont and proximity to Highways 50 and 27, this location is truly unbeatable. This prime building offers outstanding visibility and accessibility, surrounded by the area's most popular shops, restaurants, and event spaces. Located on W Montrose Street, a central hub for community events, maximizing business exposure. Downtown Clermont is a vibrant area hosting year-round events

Road Map



Aerial Map



Location Detail

Location Summary: Clermont City - Choice Of Champions

Located in the heart of Downtown Clermont, you're just steps from a vibrant mix of shops, restaurants, and bars. Walk to Lake Minneola, City Hall, Jenkins Auditorium, and enjoy easy access to Waterfront Park and the Central Florida Rails-to-Trails network via a nearby bike path.

Experience year-round community events like the Farmers Market, Wine Walk, and more. With over 1,000 free public parking spaces in Downtown Clermont and proximity to Highways 50 and 27, this location is truly unbeatable.

This prime building offers outstanding visibility and accessibility, surrounded by the area's most popular shops, restaurants, and event spaces.

Located on W Montrose Street, a central hub for community events, maximizing business exposure. Downtown Clermont is a vibrant area hosting year-round events such as the Farmers Market, Clermont Wine Walk, Red, White, and Boom, Juneteenth Celebration, and Sips and Salsa Festival. These events, holiday parades, and other community celebrations drive continuous customer engagement. Learn more about Clermont and its vibrant community at <https://www.clermontfl.gov/>

The property is also within walking distance of Clermont City Hall, Lake Minneola, and Jenkins Auditorium, contributing consistent exposure to foot traffic from locals and tourists alike. The property is situated just 0.8 miles from Waterfront Park, a popular venue for signature events, with a nearby bike path providing easy access to both the park and the Central Florida Rails-to-Trails network.

Over 1,000 free public parking spaces are available throughout Downtown Clermont, ensuring easy access for visitors and customers.

With its proximity to Lake Minneola, the Clermont Historic Village, and the popular Clermont Riverview Park, the location provides ample opportunities for recreation and leisure. Nearby commercial centers, such as Clermont Landing and South Lake Hospital, further enhance the area's appeal.

The property is just minutes from major highways 50 and 27, making it easily accessible for visitors and locals. Clermont's expanding population, boosted by new residential developments like Windsor Cay Resort, Serenoa Lakes, and Parkside Trails by Pulte Homes, Edgemont at Serenoa by D.R. Horton, Bella Terra by Ryan Homes, and Waterbrooke, Vintner Reserve by Beazer Homes, creates a growing customer base.

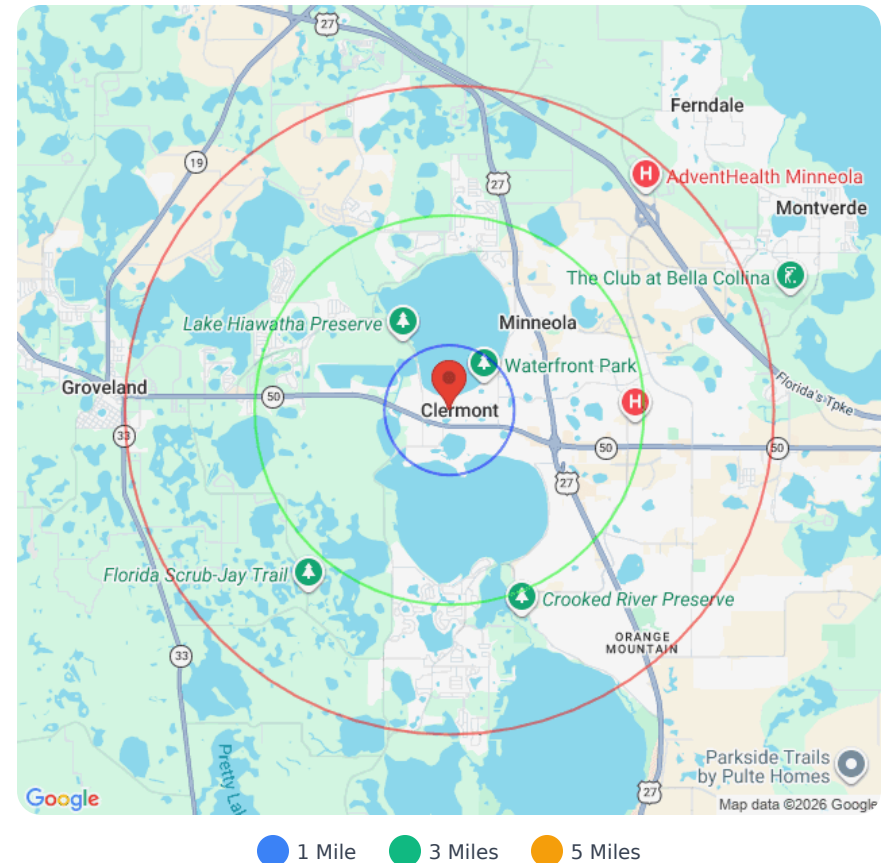
This prime location offers a great opportunity to thrive in a booming market.



Demographic Summary

Clermont has been one of the fastest-growing markets in Central Florida, with the city's population more than doubling over the past decade, while the broader 34711 ZIP code now exceeds 60,000 residents and is projected to surpass 80,000 by 2030. Median household income is approximately \$80,000-\$85,000, with average household income exceeding \$100,000, supporting strong discretionary spending.

Growth is being driven by significant ongoing development, including the Olympus Project, a large-scale mixed-use sports and wellness district, along with continued expansion along the Wellness Way corridor. Additional master-planned communities delivering thousands of new residential units, the nearby Hills Town Center mixed-use development, and a new AdventHealth hospital in Minneola are further increasing population density and daytime traffic. Infrastructure improvements, including the SR-516 connection to State Road 429, are enhancing regional accessibility. These factors continue to drive demand for retail, dining, and entertainment uses, positioning downtown Clermont as a high-growth submarket within the Orlando MSA. (Source: public records and third-party data; buyer to verify.)



Demographics Table

Demographic Metric	1 Mile	3 Mile	5 Mile
Total Population	1,043	9,391	26,086
Median Income	\$49,408	\$53,477	\$56,383
Average Household Income	\$66,761	\$72,259	\$76,186
Median Age	50.6	49.2	48.7
Total Households	429	3,862	10,727
Average Household Size	2.41	2.41	2.41
Median Home Value	\$201,556	\$216,304	\$231,052
Home Ownership Rate	75.3%	77.7%	78.5%
Unemployment Rate	4.4%	4.1%	3.9%
Poverty Rate	14.0%	12.5%	11.8%
Bachelor's Degree+	18.0%	19.0%	20.0%

Note: Demographic data sourced from U.S. Census Bureau estimates. with average household incomes of \$76,186 in the 5-mile radius, indicating a financially stable market.

Exterior Photos



Common Space Photos



Amenities Photos



Disclaimer



Disclaimer for Affiliate Agents and Marketing Company

All materials and information received or derived from Sunny Gandhi, Parks Commercial Business Group, LLC, their directors, officers, agents, advisors, affiliates, and My ALF Consultant (collectively, “the Parties”), as well as any third-party sources, are provided without representation or warranty as to completeness, veracity, accuracy, condition of the property or business, compliance with applicable governmental requirements, developability, suitability, financial performance, or projected financial performance for any party’s intended use or any other matters. Information is based on data supplied by property or business owners, with adjustments to income and expenses made based on owner discussions to estimate true income and expenses. These adjustments may include miscalculations or rounded figures. Any projected renovation, construction, or FF&E costs are estimates only and must be verified by interested parties, as costs vary widely based on location, finishes, and project specifications. My ALF Consultant provides marketing and consulting support to Sunny Gandhi and Parks Commercial Business Group, LLC but is not a party to the listing agreement or any off-market opportunity where the owner has not signed a listing agreement but has authorized Sunny Gandhi to market the property and bring a buyer in exchange for a commission. The Parties make no representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, are not a substitute for a party’s independent due diligence. The Parties will not investigate or verify such matters or conduct due diligence for a party unless agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Parties contemplating or under contract for a transaction are urged to verify all information and conduct their own inspections and investigations through appropriate third-party professionals. All financial data, including income, expenses, and projections, should be verified by obtaining applicable documents and consulting independent professionals. The Parties make no warranties or representations regarding the veracity, completeness, or relevance of financial data or assumptions and do not serve as financial advisors. Financial performance data, including for modeling purposes, may differ from actual results. Estimates of market or projected rents do not guarantee achievable rent levels. Parties must evaluate contractual, governmental, market, vacancy, and other factors to determine rents. Legal, tax, title, and property condition questions should be addressed with appropriate professionals (attorneys, accountants, title officers, engineers, architects, contractors, or governmental agencies). Capacity, licensed beds, capacity increases, units, or allowed usage of the property or business must be independently verified with local and state authorities. All properties and services are marketed by Sunny Gandhi and Parks Commercial Business Group, LLC in compliance with applicable fair housing and equal opportunity laws.

Capacity, Layout, Dimensions, and Conceptual Designs.

All capacity must be verified with local authorities during due diligence this includes potential increases or current authorized status. All square footage and dimensions are approximate and not to scale. Parties should not rely on these for decision-making. Exact dimensions require a professional architect or engineer. Conceptual designs represent possible opportunities and must be verified through local planning, zoning, health departments, and state agencies.

Out-of-State Referral Information

For transactions outside of Florida, Kalei Stockstill and Sunny Gandhi act as referral agents through Parks Commercial Group, LLC, located at 3657 Maguire Blvd, Suite 100, Orlando, FL 32803, (407) 629-4420. The Broker receives a referral fee upon the closing of a deal, which is shared with My ALF Consultant, Kalei Stockstill, and Sunny Gandhi as referral agents at the brokerage.