



Full-Service Restaurant & Catering Facility Pkg

555 Scenic Hwy. & 3206 E DeSoto St. Pensacola, FL 32503

Property Information

Rare opportunity to acquire a fully operational restaurant and catering business, perfectly poised for new ownership due to the current owner's retirement objectives. Agapi Bistro & Garden, 2024 sales have generated (9/2024) \$1,372,000, while Nancy's Catering has brought in \$458,000.

Value add opportunity, presently, the restaurant is closed on Sundays and Mondays, extending hours to include another evening and adding a lunch service could significantly enhance revenue.

The purchase encompasses both properties, all buildings, and all furniture, fixtures, and equipment (FF&E). Furthermore, Executive Chef Silivos is committed to remaining during the transition period to facilitate a seamless handover.

Highlights

- Full Service Restaurant and Catering Business
- Owner Financing Potential for Qualified Buyer
- 10.26% CAP Rate
- NOI \$225,000
- Value Add Opportunity -Adding Hours
- Lease Rate \$21.60 PSF NNN

For Sale

\$1,950,000





555 Scenic Hwy. Pensacola, FL 32503

Property Information

Agapi Bistro is a comprehensive dining establishment situated at a prime corner location, boasting 60 feet of visibility along Scenic Highway and 117 feet along DeSoto Street. This inviting restaurant encompasses a total of 2,865 square feet, thoughtfully designed to include dining areas, event spaces, a full bar (liquor license for on-site consumption), and a commercial kitchen complete with preparation zones and cooking stations.

The property has undergone a complete renovation, featuring significant upgrades throughout. Notable enhancements include the installation of a new roof in 2020, the addition of a 7.5-ton HVAC system in 2024, and the incorporation of both indoor and outdoor fans. Additionally, the parking lot has recently been seal-coated and re-stripped. The building also boasts a convenient drive-thru window.

The rear outdoor area is fully covered and features an exquisitely designed green space, creating a warm and inviting atmosphere, perfect for gatherings. This area is frequently utilized for private events, special occasions, wine tastings, and themed dinners, providing numerous additional tables to accommodate guests. The venue is equipped with outdoor cooking facilities, a wet counter, a champagne wall, a designated photo area, and a dance floor, all tailored for professionally catered special events.

Agapi Bistro Garden Highlights

- Fully Renovated Turn-Key Restaurant
- Indoor and Outdoor Dining Options
- Value Add Opportunity -Adding lunch service & additional weekdays
- FF&E included
- 100+ Member Wine Club (at cap w/waiting list)





3206 DeSoto St. | Pensacola, FL 32503

Building Information

Nancy's Catering and Events boasts a spacious 2,964 square foot metal building constructed in 2014. This two-story facility features an impressive 18-foot ceiling and is equipped with both a personnel entry and a 10 x 12-foot roll-up door positioned at the front for seamless loading and unloading. The interior has undergone a comprehensive renovation, optimizing the space for catering operations with abundant shelving, a walk-in cooler and freezer, and a fully-equipped office complete with a restroom. Included in the inventory are a delivery van, a box truck, and a complete set of dining essentials, including plates, silverware, and glassware, sufficient to accommodate up to 400 guests.

Nancy's Highlights

- 2,964 SF Stand Alone Metal Building
- Clear Span WHSE
- 18 FT Story Height
- 532 SF Mezzanine Area
- FF&E included - Delivery Van, Box Truck, Catering Supplies for up to 400 Guests

Property Information

- 0.24 AC +/-
- 75' Frontage
- Dimensions 75' x 140'
- Zoned R-NC
- PID 052S295905010037





24 W. Chase St. Pensacola, FL. 32502

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Restaurant Building, Catering Building, & FF&E

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This is an incredible chance to take ownership of the thriving Agapi Bistro and Nancy's Catering and Events operation. The current owner desires to retire after a storied career in the restaurant sector, having established a remarkably successful dining and catering business. Both ventures exhibit consistent sales and an increasing cash flow.

Agapi Bistro is strategically located on the busy Scenic Highway, ensuring excellent visibility for passersby's, complemented by ample parking and convenient access from two streets at its prime corner location of Scenic Highway and DeSoto Street.

The sale encompasses two separate buildings, each situated on its own property located adjacent to each other. In addition, the sale includes all furniture, fixtures, and equipment (FF&E), along with extensive catering assets and a delivery van and a truck for efficient operational capabilities.

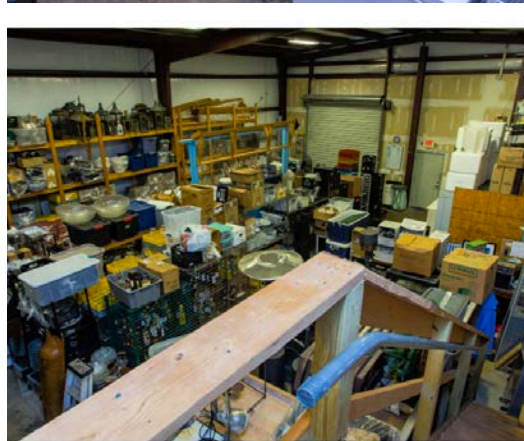
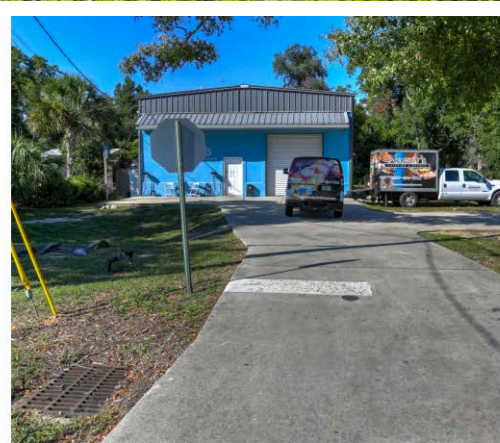
The establishment reflects over 60+ years of experience from owner and operator, Executive Chef Gus Silivos. Chef Silivos holds a culinary degree from the prestigious Culinary Institute of America.

Financial performance, Agapi Bistro & Garden sales for 2024 are estimated at \$1,372,000, while Nancy's Catering sales are currently \$458,000 for 2024.

Property Highlights

- Long-Term Business Owner Retirement Plans
- NOI \$225,000
- **Value Add Opportunity** adding operational hours
- Full-Service Restaurant and Catering Facility
- Owner / Chef is willing to stay for transition period
- Turn- Key Business Opportunity
- Stable and Growing Cash Flow





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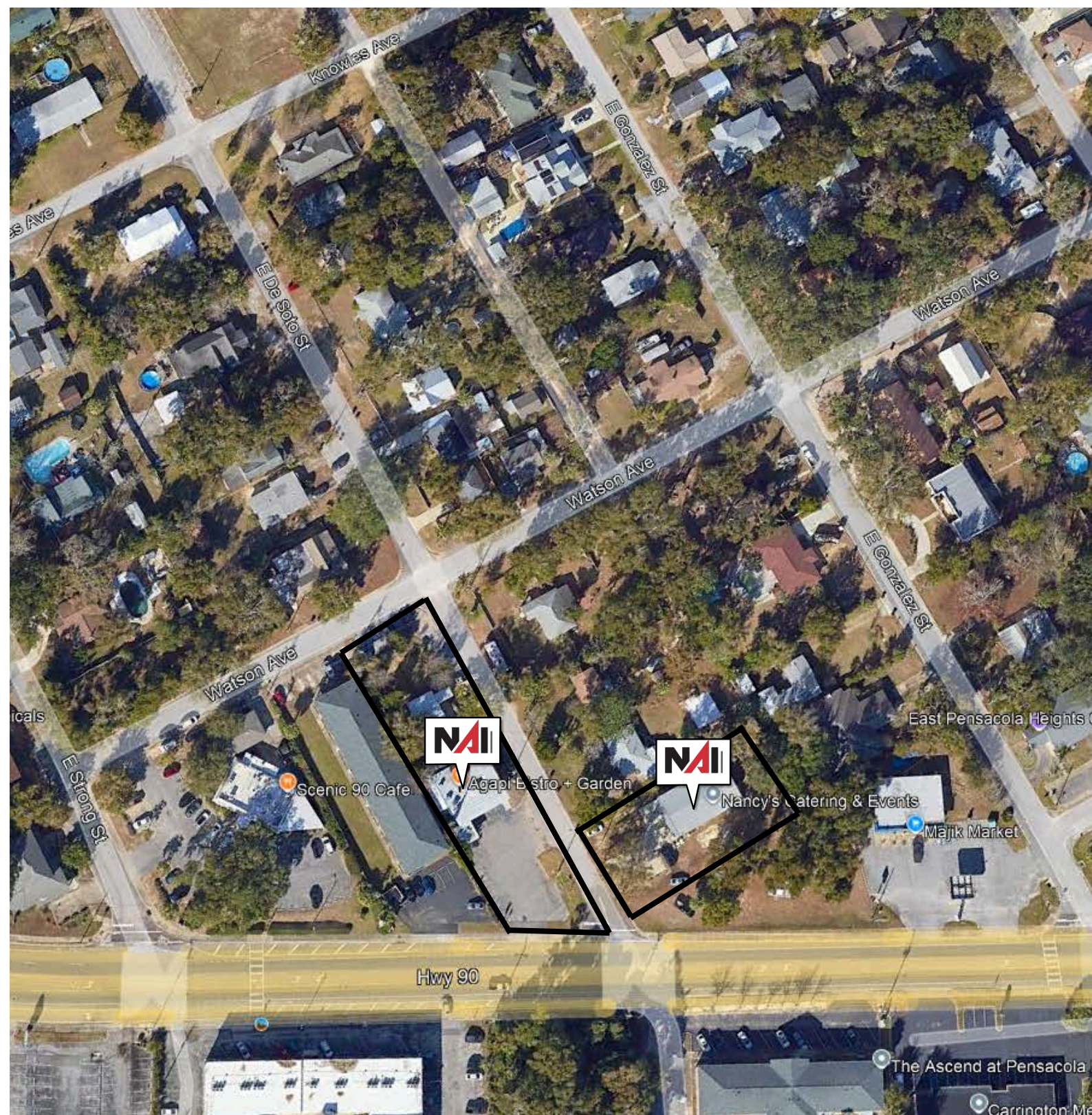


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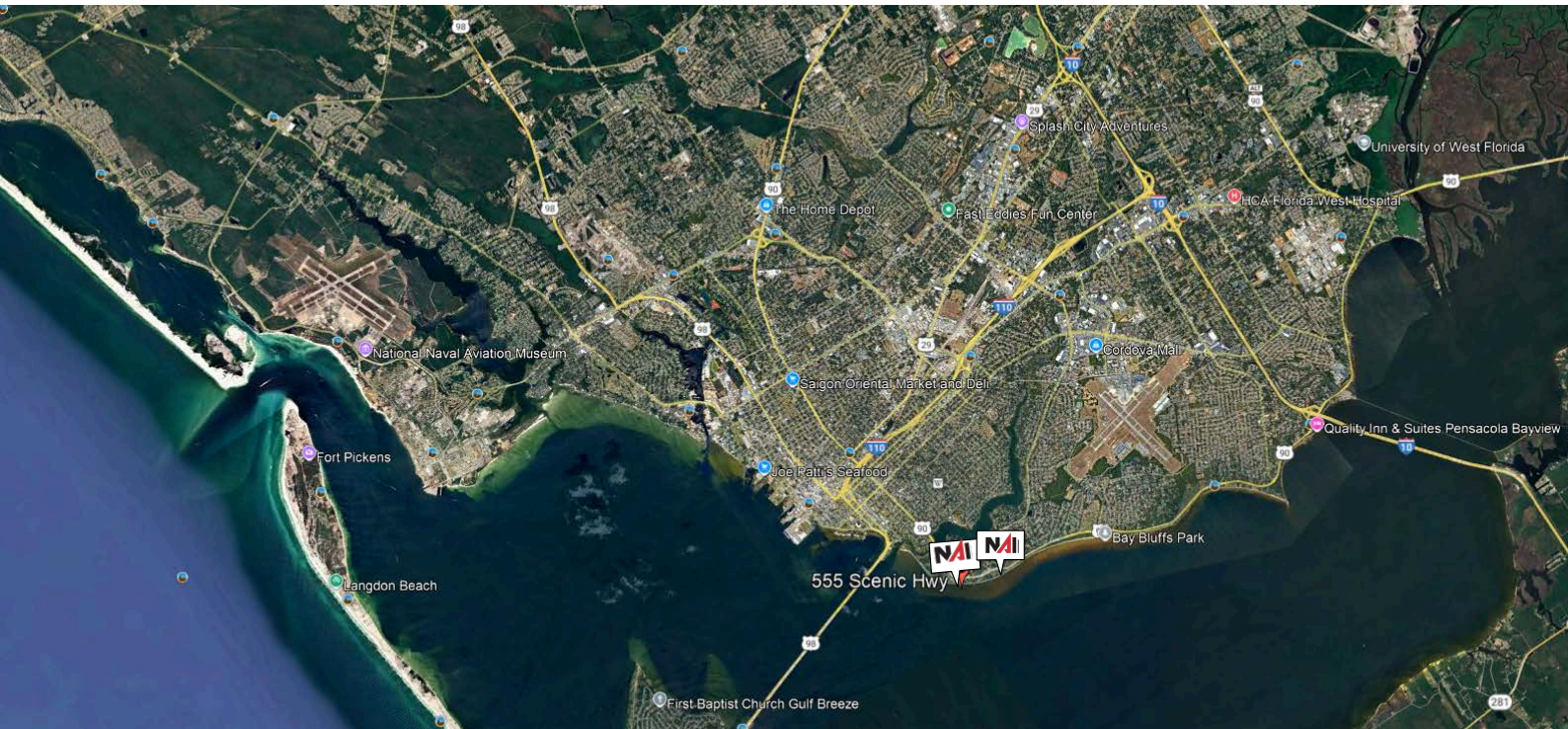


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Demographics

	3 Mile	5 Miles	10 Miles
Total Businesses			13,572
Total EMP			182,973
Total Sales 2024			\$21,451,920,000
	3 Mile	5 Miles	10 Miles
Population			
Total Population	28,263	79,435	260,018
Average Age	45.3	39.9	39.1
	3 Mile	5 Miles	10 Miles
Households & Income			
Total Households	13,755	32,753	105,931
Age of Persons per HH	40.2	38.7	38.6
Average HH Income	\$110,186	\$94,894	\$88,729

