



TURNKEY BAR INCLUDES 4COP LICENSE

4459 BEE RIDGE ROAD
SARASOTA, FLORIDA 34233



PROPERTY HIGHLIGHTS

- Sale includes 4COP Liquor License and existing bar business
- 1,800 SF freestanding building
- Large wrap-around bar with ample seating
- Two restrooms
- Drive-thru window for convenient service options
- Excellent visibility and signage along Bee Ridge Rd
- Ample parking and dual access points (Bee Ridge Rd & McIntosh Ln)
- High-traffic corridor surrounded by established businesses

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	1,534	5,407
Total Population	602	3,583	12,729
Average HH Income	\$91,317	\$91,907	\$92,120

For More Information

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SARASOTA, FL 34233



OFFERING SUMMARY

Sale Price:	\$2,299,000
Building Size:	1,800 SF
Lot Size:	18,200 SF
Price / SF:	\$1,277.22
Year Built:	1973
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 4459 Bee Ridge Rd, Sarasota, FL

Property Type: Retail / Bar

Building Size: 1,800 SF

Business Type: Bar - Includes 4COP Liquor License

Turnkey bar opportunity for sale in the heart of Sarasota!

This freestanding 1,800 SF building, currently operating as a busy well-established local tavern; Nick's Bar, includes the real estate, bar business, and a 4COP liquor license - offering a rare chance to own a fully equipped and established operation in a high-traffic location.

The interior features a large wrap-around bar with plenty of seating, two restrooms, and a drive-thru window for added service flexibility. The property also offers ample parking and convenient access from both Bee Ridge Rd and McIntosh Lane, surrounded by other thriving local businesses.

This opportunity includes the business, Real Estate, 4COP Liquor License & Billboard for extra income.

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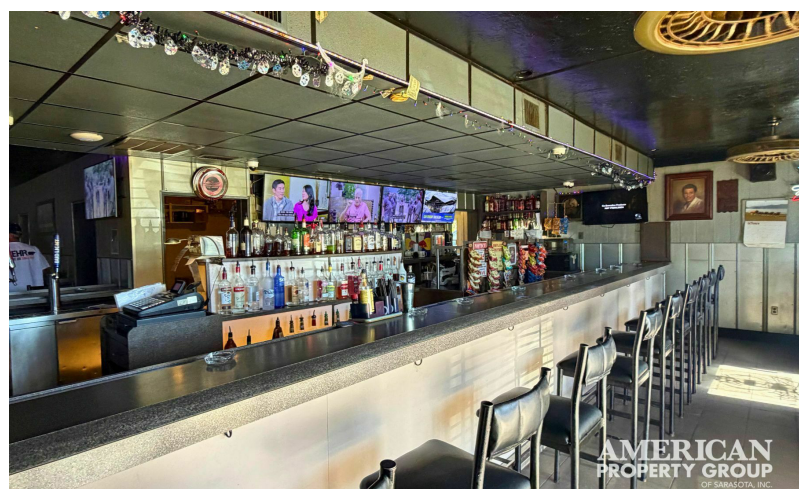
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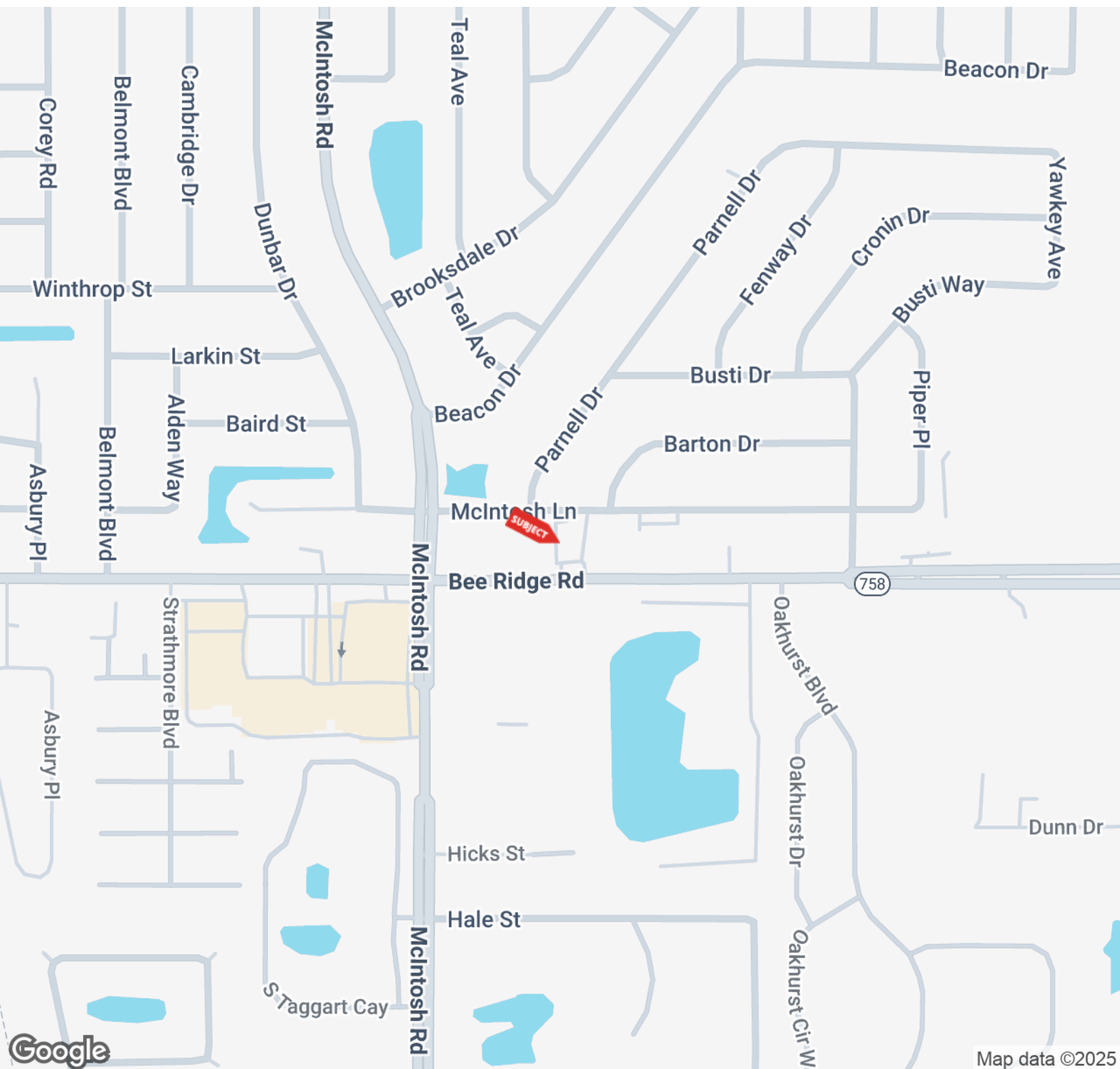
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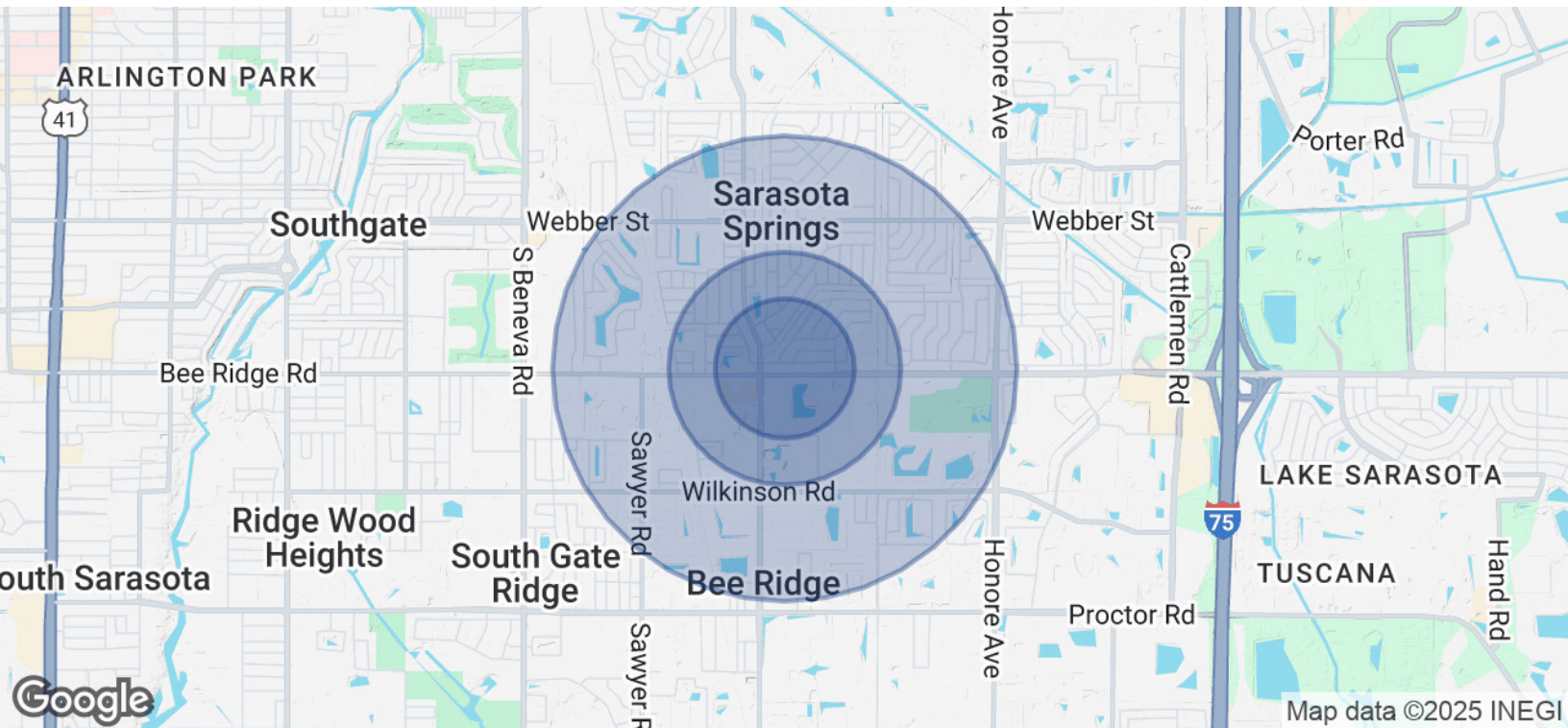
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	3,583	12,729
Average Age	49	48	47
Average Age (Male)	48	47	46
Average Age (Female)	51	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	1,534	5,407
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$91,317	\$91,907	\$92,120
Average House Value	\$346,303	\$349,993	\$356,749

Demographics data derived from AlphaMap

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