



FOR SALE

Sandbar & Grille

49252 and 49211
North Carolina Highway 12
Buxton, NC, 27920

Coastal restaurant and grille

Prime coastal restaurant and entertainment
property offering exceptional investment
versatility.

Paulina Bohorquez
BIC | CEO | Managing Principal
Elite Commercial Group
North Carolina Realtor® 222259
(919) 985-9416 m
paulina@elitecrenc.com
4700 Homewood Court, Ste 200, Raleigh, NC 27609



BUILDING SALE PRICE

\$1,100,000

BUSINESS SALE PRICE

\$550,000



ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



Property Summary

Prime coastal restaurant and entertainment property offering exceptional investment versatility with 50,000 weekly visitors to Buxton during peak season.

Purchase the real estate (\$1.1M) and operating business (\$550K) for a total of \$1,650,000. The established venue features 75-seat upstairs dining, an unutilized kitchen downstairs that can be used for a bakery, pizza kitchen, catering, storage, etc., a game room, 31 parking spaces, spectacular sunset views, and an on-site income-generating short or long term rental.

Currently operates March-October, with a strong community reputation and a loyal staff. Immediate value-add opportunities include activating the pizza or bakery concept, expanding to year-round operations, introducing live entertainment and events, and maximizing the game room for family traffic and private rentals.

Recently updated infrastructure includes new hood systems, a 5-year-old roof, and dedicated grease traps and septic tanks, new floor in the prep area.

Ideal for restaurant operators, hospitality groups, or investor-operators seeking a branded, cash-flowing asset with clear expansion pathways in a proven location.



ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



Key Features



~75 Seat Dining Space

Parking Spaces:
31 Surface Spaces



Outdoor seating

3 Bathrooms



Onsite Short-term Rental

Game Room



50K

Weekly Visitors in
peak season

Two Lots



Scenic Route &
Sound Views

Potential Pizza Kitchen



HATTERAS LIGHT HOUSE

Land Area: 1.06 Acres & .46 Acres
Building Size: 5,319 SQF
Zoning: C2
Built: 2000, Rebuilt
Parking Spaces: 31 Surface Spaces

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

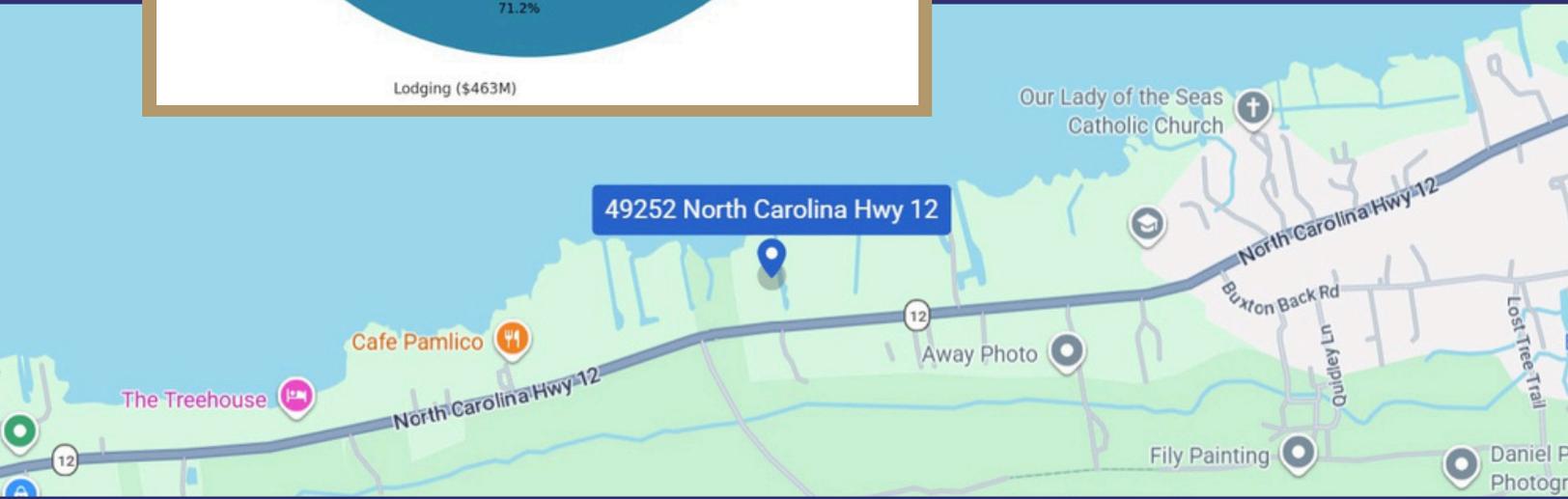
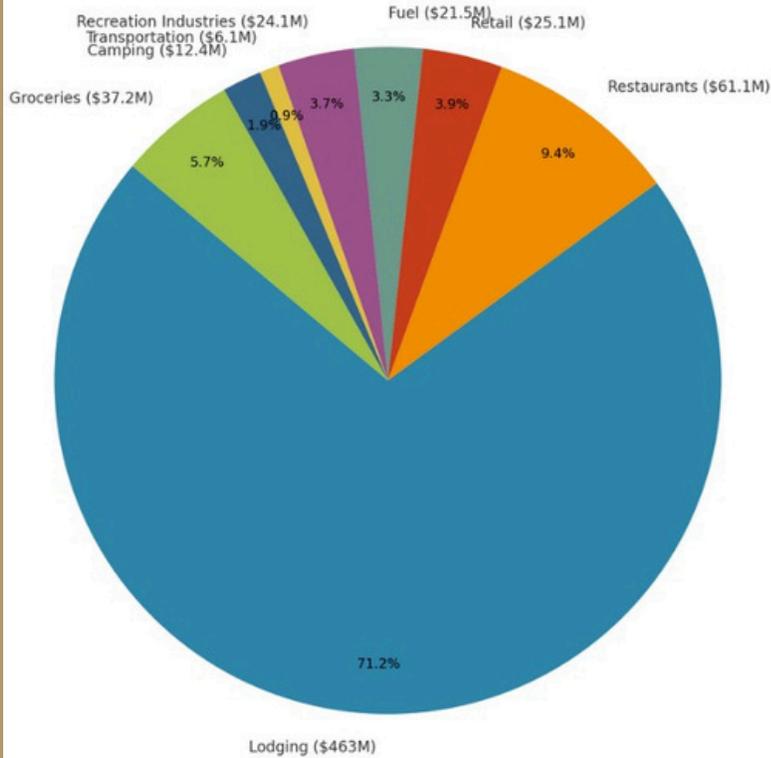
Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



Details

Cape Hatteras National Seashore 2024 Visitor Spending Impacts
 (Source: National Park Service)
 \$650 Million Total Visitor Spending



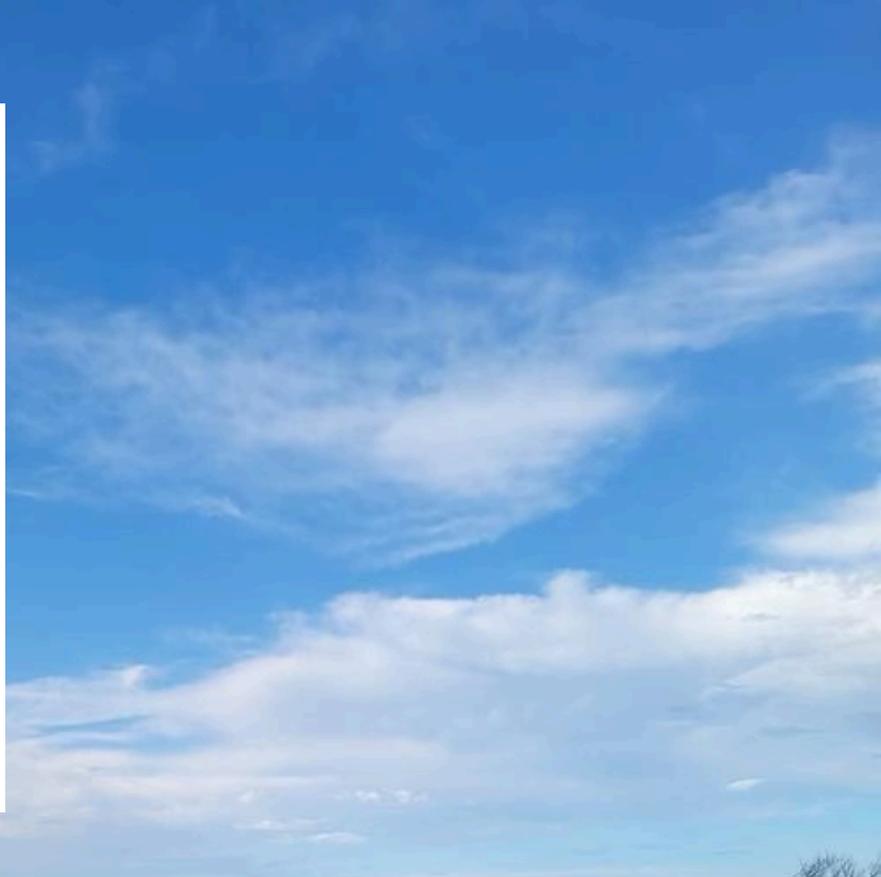
ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609





SOUND VIEWS

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



OUTER BANKS



HATTERAS ISLAND



ELITE COMMERCIAL GROUP
Phone: (919) 985-9416
Visit elitecrenc.com
4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



RESTAURANT



[More Food Photos](#)



ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

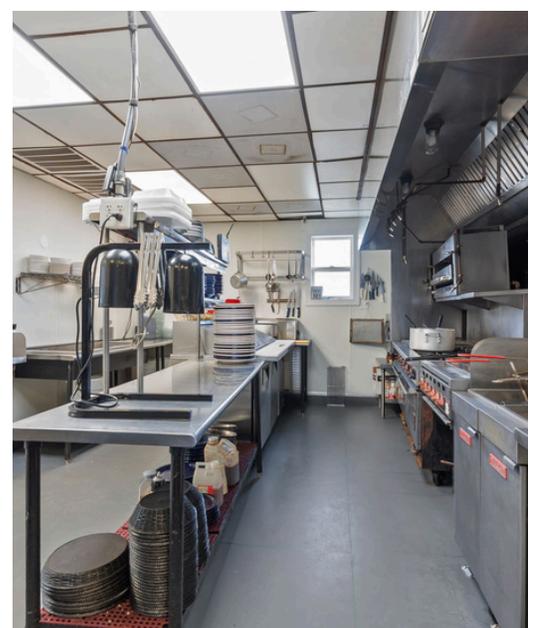
4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP
Phone: (919) 985-9416
Visit elitecrenc.com
4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP
Phone: (919) 985-9416
Visit elitecrenc.com
4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP

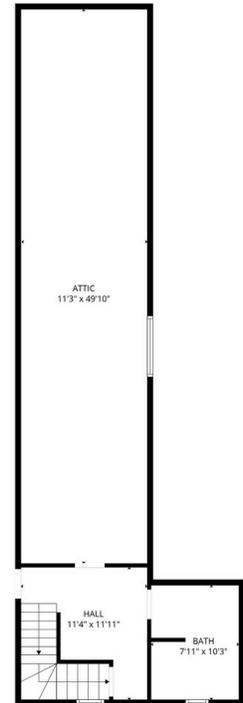
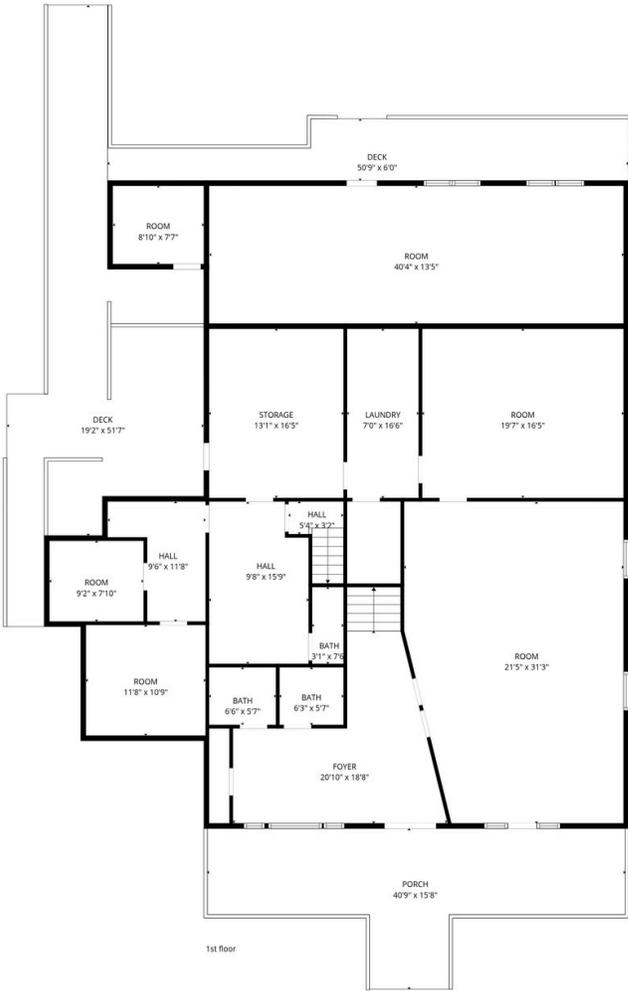
Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



FLOOR PLANS



Total GLA: 5525 sq. ft | Total: 9069 sq. ft
 1st floor: 2917 sq. ft (Excluded areas 1322 sq. ft)
 2nd floor: 2608 sq. ft (Excluded areas 1353 sq. ft)
 3rd floor: 0 sq. ft (Excluded areas 869 sq. ft)

* On-site rental floorplan
 not included in floorplans.

ATTIC

Total GLA: 5525 sq. ft | Total: 9069 sq. ft
 1st floor: 2917 sq. ft (Excluded areas 1322 sq. ft)
 2nd floor: 2608 sq. ft (Excluded areas 1353 sq. ft)
 3rd floor: 0 sq. ft (Excluded areas 869 sq. ft)

ELITE COMMERCIAL GROUP
 Phone: (919) 985-9416
 Visit elitecrenc.com
 4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP
Phone: (919) 985-9416
Visit elitecrenc.com
4700 Homewood Ct, Ste 200, Raleigh, NC 27609





ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



ELITE COMMERCIAL GROUP

AGENCY

Elite Commercial Group (ECG) is a licensed North Carolina commercial real estate firm that specializes in sellers, buyers, and investors. We educate you to make smart real estate decisions based on needs, goals, market conditions, and trends.

At Elite Commercial Group, we offer a range of services tailored to the needs of commercial buyers and sellers, investors, landlords, and tenants, helping our clients achieve their real estate goals and maximize their investments.

Commercial Sellers

We help commercial sellers determine the best price in the current market, identify the optimal listing timing and choosing a winning strategy for selling their property.

To maximize the reach of listings, we have a tailored marketing plan that includes traditional marketing and a national social media presence. We have also created and follow a seamless contract-to-close process to ensure a smooth and successful closing.

Landlords

Looking for the right tenants to occupy your rental property? Look no further! Our team specializes in helping landlords find the perfect tenants for their space. We use advanced screening techniques to ensure we only bring you the most qualified candidates. With our extensive marketing reach and expertise, we'll help you fill vacancies quickly and efficiently.

Tenants

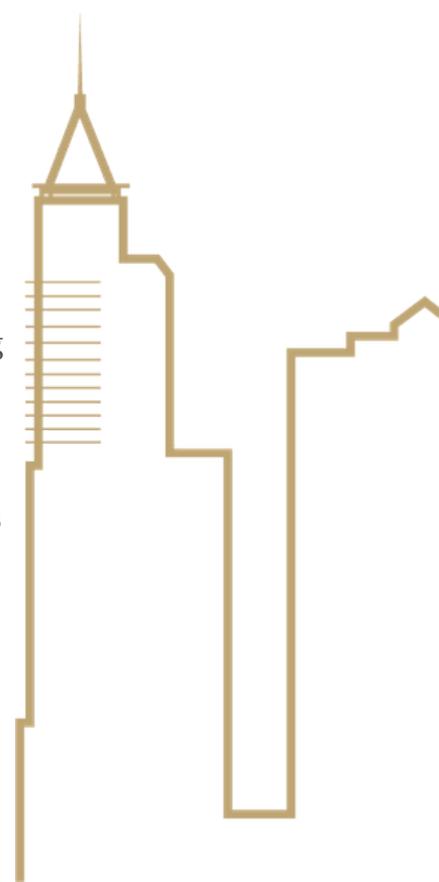
We help tenants determine the best location for their new or expanding business. We also assist with positioning their business to stand out to landlords.

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609





VALUE PROPOSITION

Paulina Bohorquez

BIC | CEO | Managing Principal

North Carolina Realtor® 222259

(919) 255-8586 m

paulina@elitecrenc.com

Paulina is the Managing Principal of the Elite Commercial Group and The Residential Advantage, Inc.

The experience and growth gained over more than 22 years are invaluable and will continue to shape the firm's future path. Paulina has deep knowledge and experience with Keller Williams, both in Chapel Hill and Cary, NC, where she has served in a variety of leadership and mentorship roles.

With two decades as a North Carolina licensed real estate broker, broker-in-charge, and real estate professional, Paulina leads a growing team of real estate agents across the Triangle. As North Carolina's market continues to grow rapidly, Paulina has seized the opportunity to combine her real estate expertise with her business acumen. Paulina earned a Bachelor's degree in Business Administration from Meredith College and a master's in Real Estate with a concentration in Commercial Real Estate Investment and Analysis from Columbia College/Realtor U.

Paulina lives in Raleigh with her husband and business partner, Rudy Bohorquez, and two children. She loves spending time with family and friends and traveling, and she is very excited about what the future holds for our state.

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609



Standard emails associated with our office

Paulina Bohorquez, NC Realtor® 222259
BIC, CEO, Managing Principal
paulina@theresidentialadvantage.com

Cristina Yen, Director of Operations
cristina@elitecrenc.com

If you are looking for Residential properties to buy, sell, or lease, please contact Paulina at paulina@theresidentialadvantage.com

IMPORTANT NOTICE: Never trust wiring instructions sent via email.

Always independently confirm wiring instructions in person or via telephone to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

This email may contain confidential and privileged material for the sole use of the intended recipient. If you are not the intended recipient, please contact the sender and delete all copies. Any review or distribution by others is strictly prohibited.

The policy of The Residential Advantage, Inc. (TRA) restricts personal emails. (TRA) powered by Keller Williams Realty Raleigh and Elite Commercial Group (ECG) powered by KW Commercial. Therefore, TRA and ECG specifically disclaim any responsibility or liability for any personal information or opinions of the author expressed in this or future emails within the thread of conversation.

This Disclaimer does not apply to internal communications between staff, contractors, agents, and other members under the umbrella of either TRA or ECG.

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609





Thank you
for the opportunity to work with you.

ELITE COMMERCIAL GROUP

Phone: (919) 985-9416

Visit elitecrenc.com

4700 Homewood Ct, Ste 200, Raleigh, NC 27609

