

Prime Downtown Restaurant / Bar Location

Value – Add With Mixed Use Potential On 2nd Floor



For Sale



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



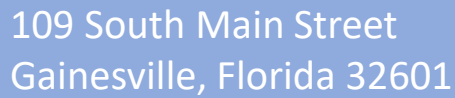
[View Drone Video Online](#)



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PROPERTY DETAILS



2nd floor presents opportunity for alternate mixed-use

Gross Building Area: 6,000 +-SF

HVAC: 4 in 2023 / 2 in 2008

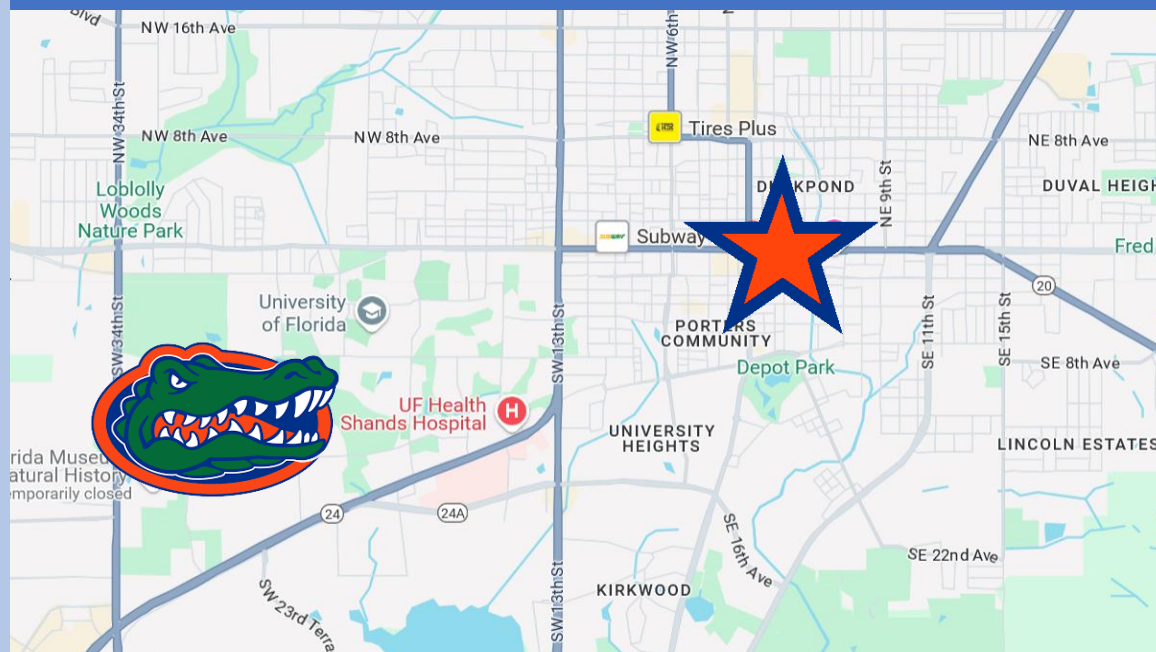
Fire Suppression & Kitchen Equipment : 2023

9' X 11' Walk-in Cooler

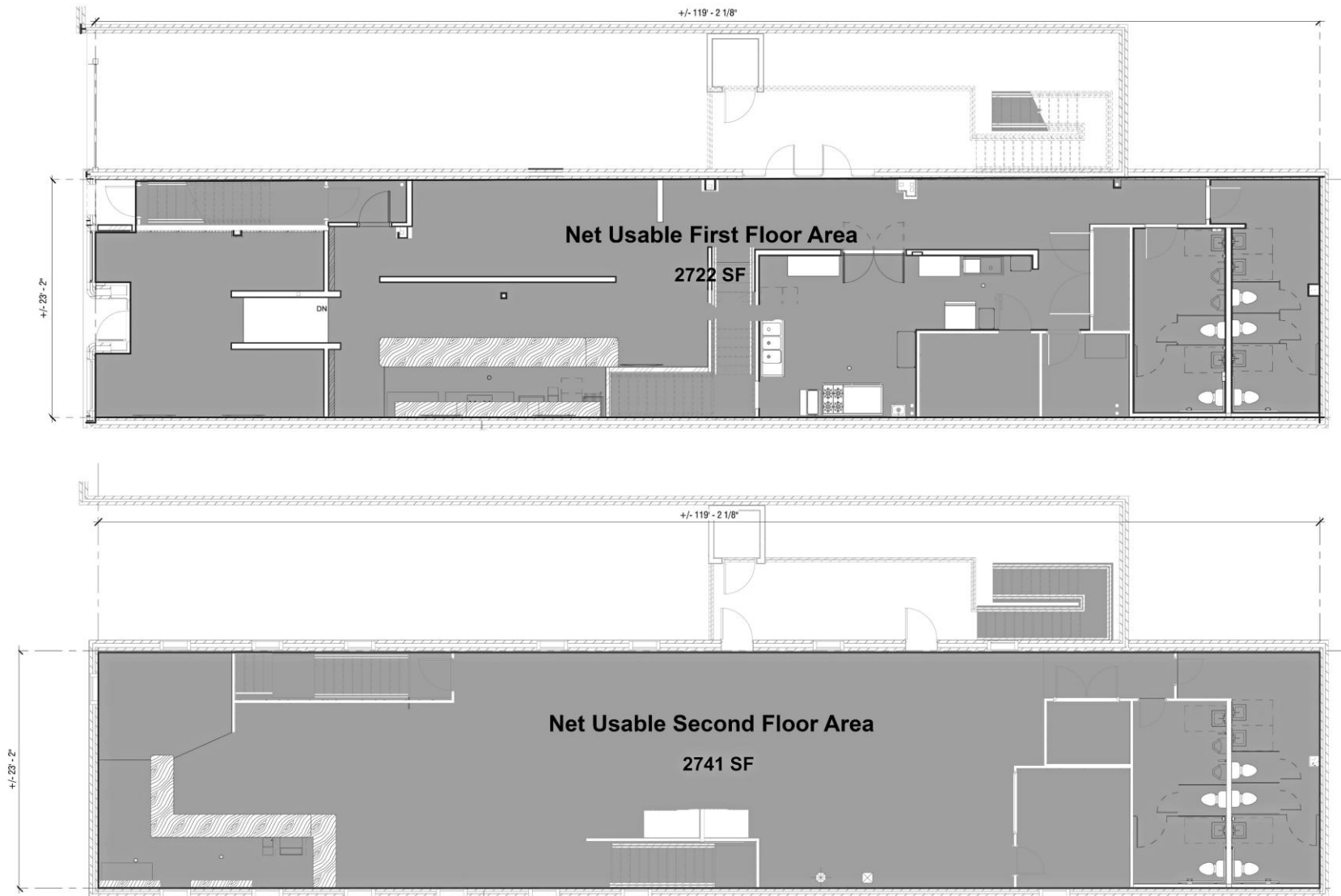
Parking: Off-site / Street

Utilities: City water, sewer & electric

Liquor License: Available for separate purchase

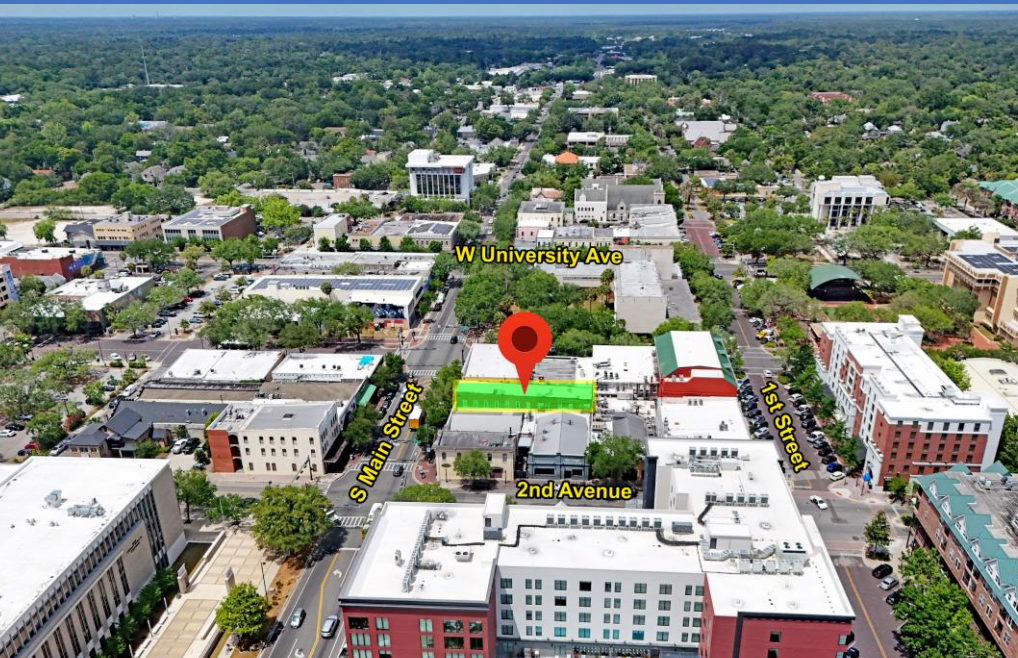


FLOOR PLAN

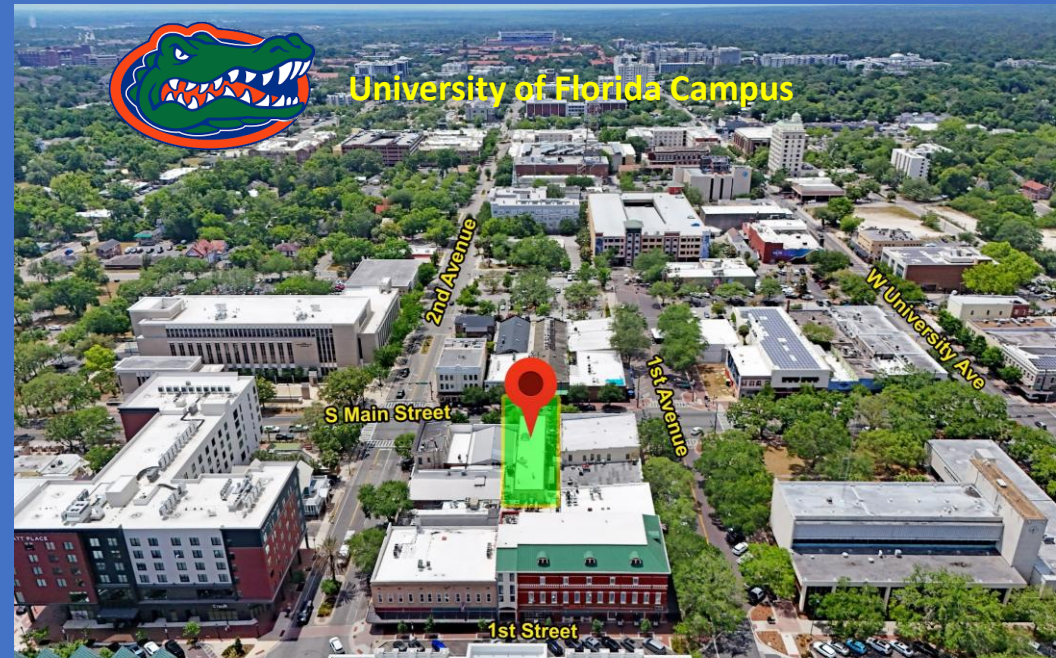


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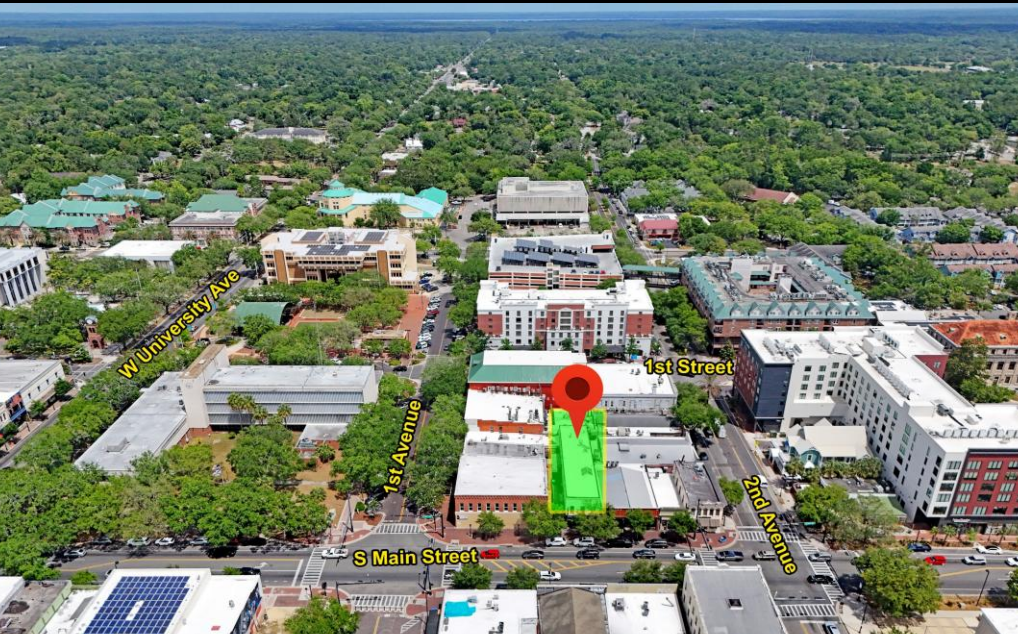
AERIALS



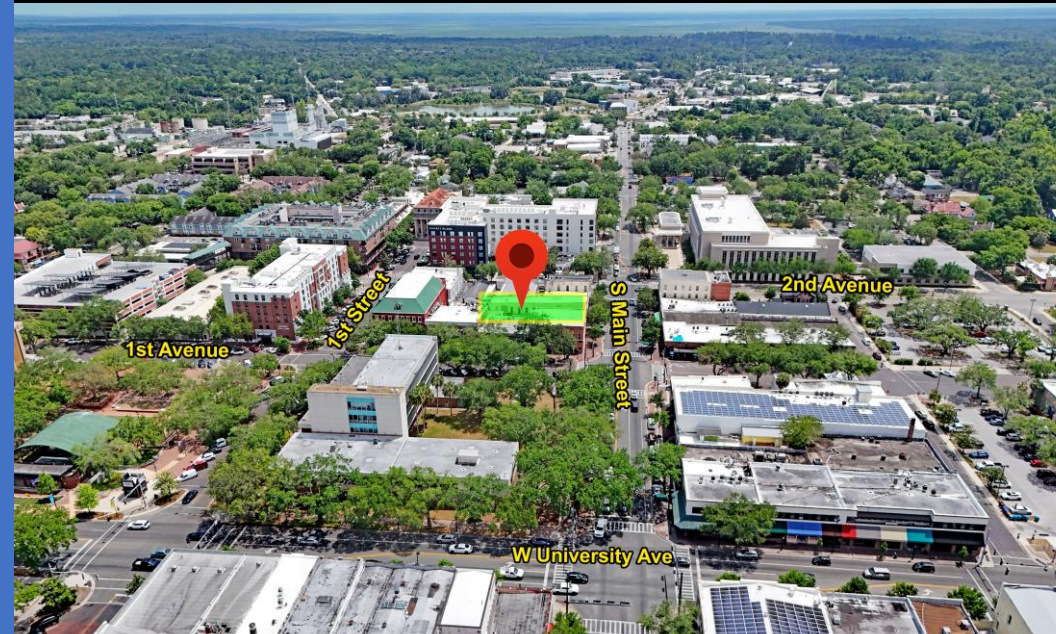
View of subject looking North



View of subject looking West



View of subject looking East



View of subject looking South

1st Floor Pictures



2nd Floor Pictures & Alley

