

4 and 6; Charles; Street; ; ; KEY WEST, FL; Zip Code 33040; Key West

Status: Active County: Monroe



List Number	620313	List Price	\$ 18,500
Property Type	Business Opportunity	Status	Active
Style	Business Opportunity	Taxes	\$ 17,436
Waterfront	No	Tax Year	2025
Flood Zone	AE	Year Built	1933
Side	N/A	Lot Size	88 x 80
Building SqFt	3,648.00	Lot SqFt	3,677.00
# Stories	2.00	Total Units	7.00
		Off Street Parking	0
		Off Shore Island	No
		Mile Marker	1.00

Area: 01 - Key West  
 Subdivision: Old Town - Unrecord (1.0)  
 KW Neighborhood: Old Town-S of Truman  
 Business Type: Restaurant/Bar 6 Apt  
 Zoning: HRCC(1 - 4) - Hist Res Comm Core 1-4 SF Specl

Total Baths	13	Full Baths	6	Listing Board	Key West Association	Alternate Key #	1001465	Limited Representation	No
Half Baths	7	# Stories	2.00	Parcel #	00001440-000000	Add'l Parcel #1	00001430-000000		

Legal: KW SUB 6 PT LOT 2 SQR 15 OR124-508/09 OR503-759 OR777-98/99 OR794-696/97 OR865-923/24 OR894-2145/46 OR901-1221/22 OR908-  
 Directions: Corner of Charles St. and Telegraph Lane  
 Remarks - Consumer: Rare opportunity to Lease a turnkey Restaurant and Bar in the heart of downtown Key West. Property sits just 1/2 Block off Duval St., Greene St. and Caroline Streets at the corner of Charles St. and Telegraph Lane. 2 Parcels of land with 3,648 sf. of leaseable space in 3 buildings. Venue includes 2 outdoor bars, music stage, large bathrooms and a fully equiped kitchen, plus all furniture and fixtures. Big bonus, to offset rent, there is a Tattoo parlor sublease and 6 (six) 1 bedroom, one bath apartments on the 2nd floor for income. Restaurant is licensed for over 175 seats and has a capacity of over 200 people. Great location in Old Town, in the middle of the Restaurant and Bar scene downtown. Walk by traffic everywhere and just steps from Sloppy Joe's, Irish Kevin's, Hog's Breath Saloon and directly across from Rick's & Dirty Harry's. Rent breakdown is as follows: \$18,000 Base rent per month, NNN with real estate taxes paid monthly. Plus additional \$3,500/mos. for use of the Unrestricted 5 COP liquor license in a seperate agreement. New Equipment of \$200,000 negotiable. 5 year Lease Term available.

Supplement

Type:	Bar/Tavern/Lounge; Liquor License; Restaurant	Dockage:	None
Business Info:	Time left on Lease: 5 years; Value Fixt & Equip: 200,000	Roof:	Combo Roof
Appliances:	Ice Machine; Oven; Television	Utilities:	FKAA; Municipal Sewer
Cooling:	Ceiling Fans(s)	View:	None
Electric:	220 Volt	Waterview:	None
Furnishings:	Furnished	Liquor License:	5 Cop (Transferable)
Floor:	Combo	Miscellaneous:	High Traffic Location; Residence on Premise
Windows/Doors:	Other - See Remarks	Property Rights:	Other - See Remarks
Building Style:	Two Story	Show:	Call List Agent; Short Notice OK
Construction:	Frame	Tenant Paid:	Cable; Electric; Garbage; Gas; Insurance; Sewer; Taxes; Tnt Pays Other Utills; Water

Days On Market	1
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