

# HISTORIC 7 MILE GRILL FOR SALE

## MULTI PARCEL OFFERING

1240 and 1230 Overseas Hwy Marathon, FL 33050



SALE PRICE

\$3,300,000

Elizabeth Jolin  
(305) 393-0994

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# SALE

**THE 7-MILE GRILL**

1240 and 1230 Overseas Hwy Marathon, FL 33050

## **CONFIDENTIALITY AGREEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# SALE

## THE 7-MILE GRILL

1240 and 1230 Overseas Hwy Marathon, FL 33050



### PROPERTY DESCRIPTION

Historic Sale of Landmark Restaurant

An iconic Keys opportunity! The 7 Mile Grill has been serving the community and visitors for over 70 years and is now offered for sale with two parcels: the waterfront restaurant at 1240 Overseas Highway and the adjoining 4BR/1BA home at 1230 Overseas Highway.

The restaurant currently operates at 74 seats with the potential to expand to 120–150 seats with parking permissions. Multiple income streams including the Grill, a jet ski rental, and an on-site ice cream truck make this an impressive and profitable investment.

### OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	18,233 SF
Included:	Restaurant / Additional Building Right / Residence

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	372	668
Total Population	208	760	1,415
Average HH Income	\$73,476	\$73,651	\$74,075

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### PROPERTY DESCRIPTION

Multi-Parcel Waterfront Offering - Iconic 7 Mile Grill

For sale is a rare multi-parcel package in Marathon, FL that combines an iconic waterfront restaurant, residential property, development rights, and dockage.

1240 Overseas Hwy is home to the renowned 7 Mile Grill, serving up delicious home-style cooking with island style since 1954. The historic restaurant operates with a transferable beer and wine license and serves breakfast, lunch, and dinner.

The parcel carries an additional development right for a single-family home derived from a historic structure. The property currently supports added income from a jet ski rental business and an ice cream truck. A state-issued submerged land lease transfers with the sale, ensuring valuable waterfront access to 149' of dockage.

Included in the sale is a 4-bedroom, 1-bath home located at the adjoining 1230 Overseas Hwy. This bonus parcel is perfect for employee housing, an owner's residence, or future redevelopment.

With high-visibility US1 frontage at the head of the Seven Mile Bridge, this property offers exceptional exposure and multiple revenue streams. Buyers can continue successful operations as-is or explore reconfiguration and redevelopment options to unlock the full potential of this unmatched offering.

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### PROPERTY HIGHLIGHTS

- 74-Seat Restaurant – Operating for over 70 years with strong tourist and local following. Seating expansion possible.
- Transferable Beer & Wine License – Included with the restaurant
- Waterfront Dockage – Transferable submerged land lease with State
- Transferable Building Right (TBR) – Documented with the City, originating from a historic mobile home
- On-Site Employee Housing – 4-bedroom, 1-bath house at 1230 Overseas Hwy, currently rented to staff
- Prime Location – High visibility on Overseas Highway at the base of the Seven Mile Bridge.



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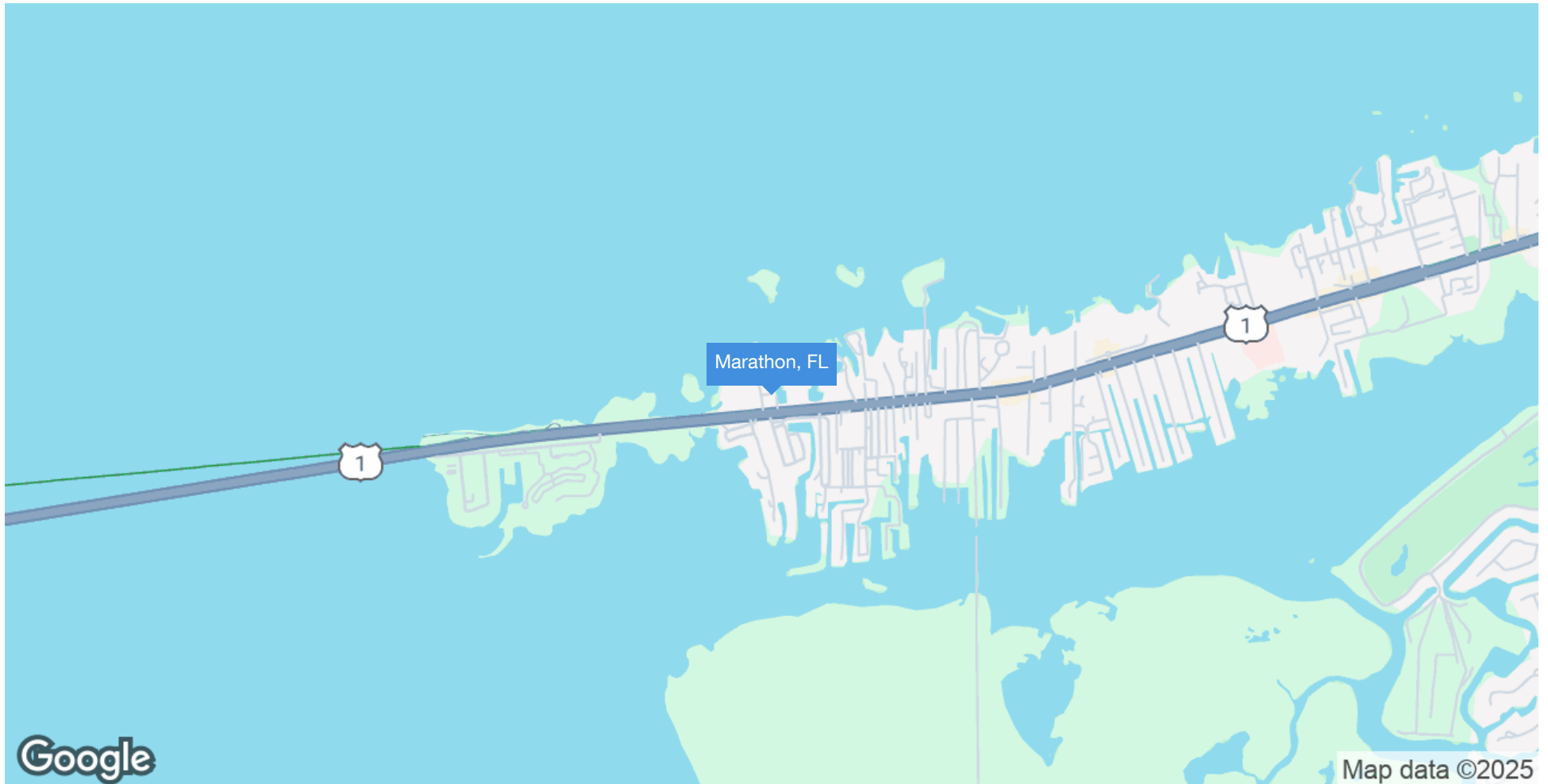


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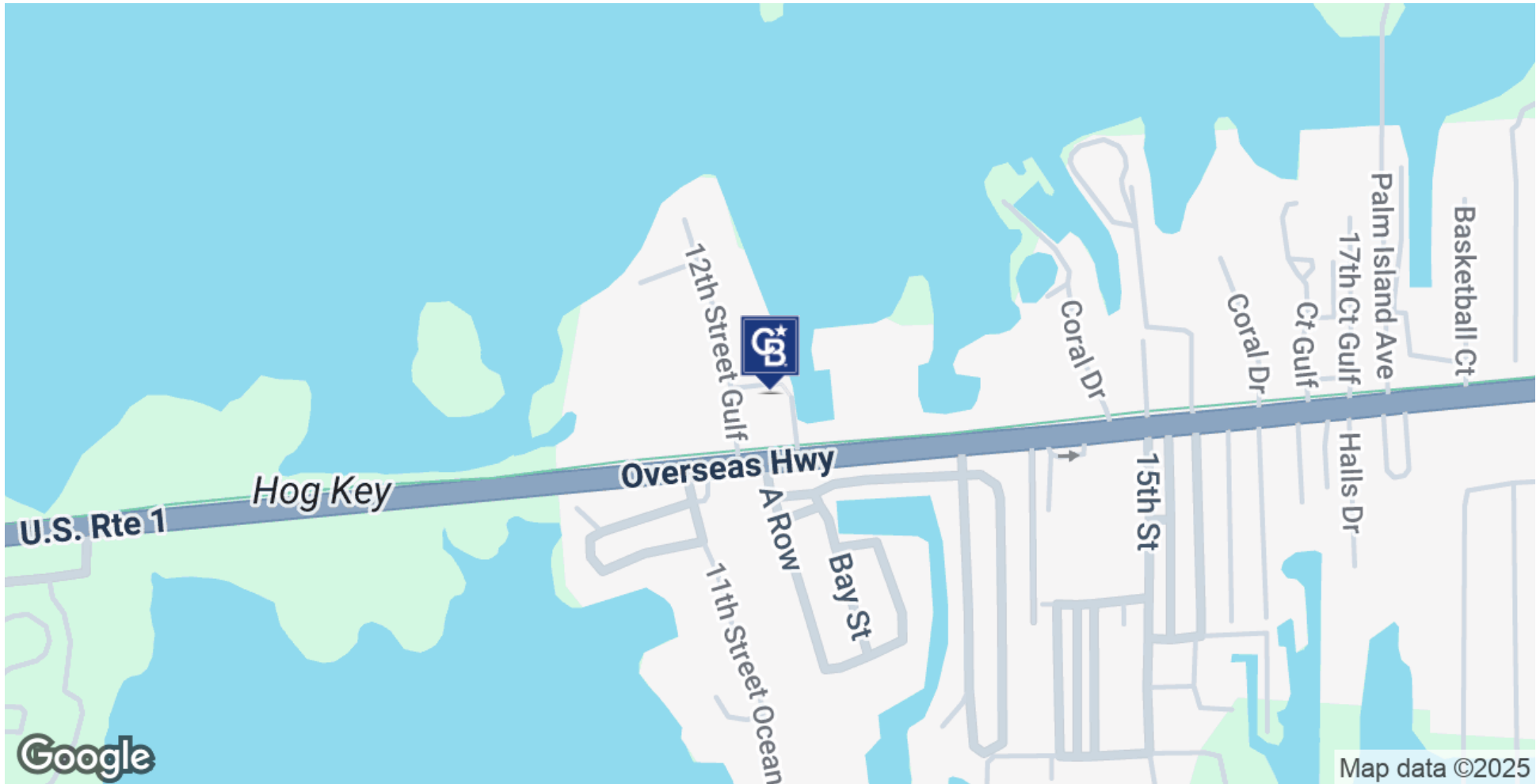


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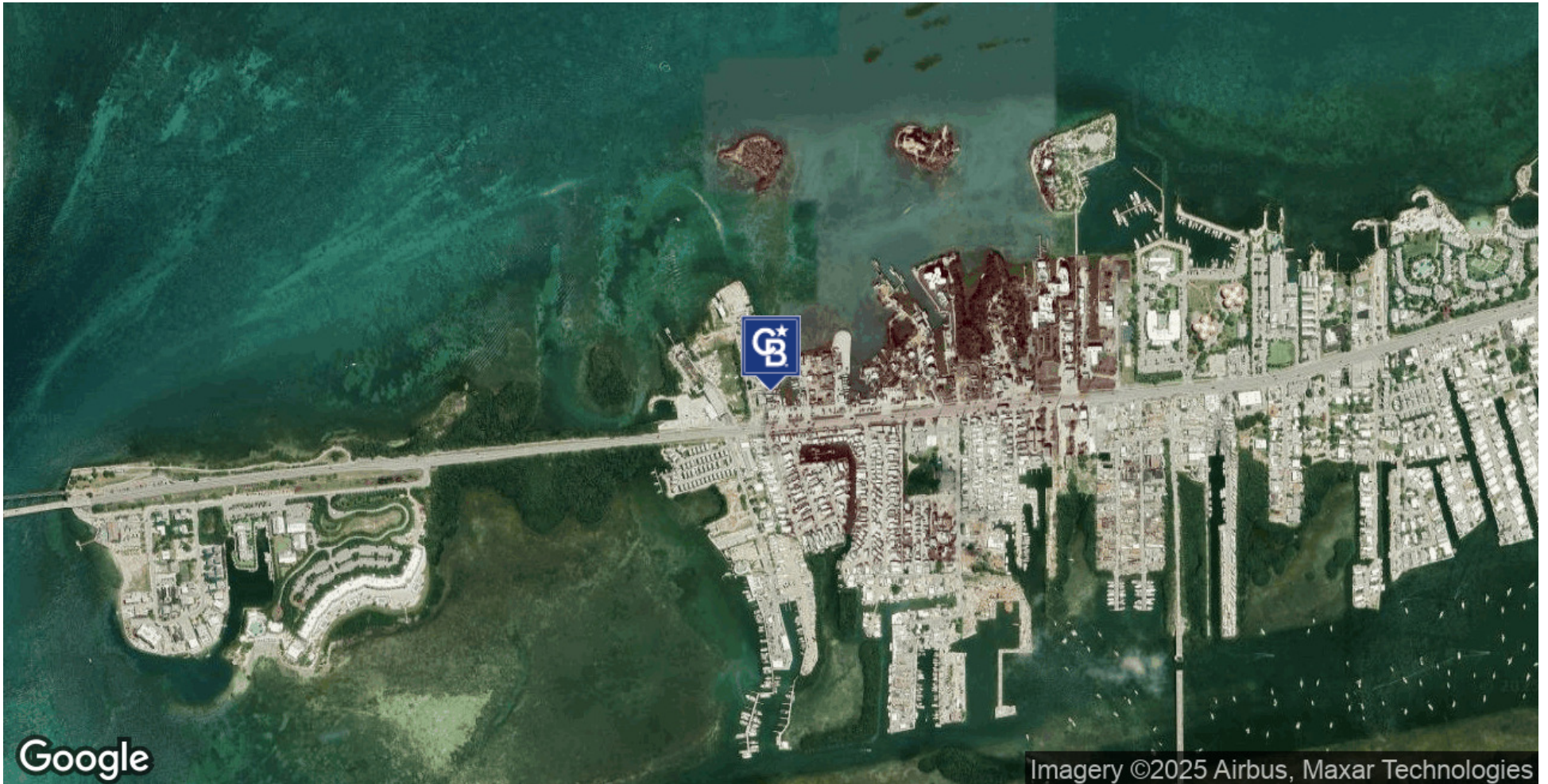


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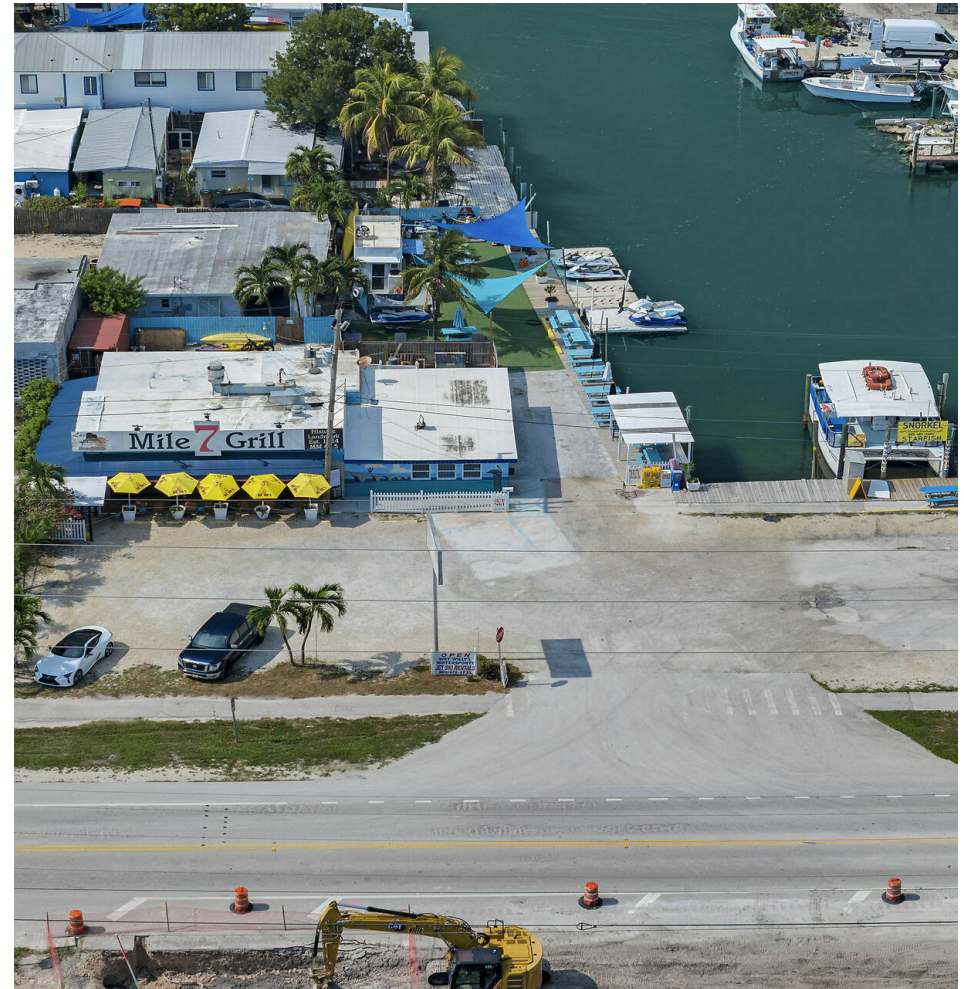


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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

### Summary

Parcel ID 00101720-000000  
 Account# 1118923  
 Property ID 1118923  
 Millage Group 50CM  
 Location 1240 OVERSEAS Hwy, MARATHON  
 Address  
 Legal Description 8 66 32 HOG KEY PT GOVT LT 1 AND ADJ PT ST RD 5 OR375-561 OR459-468/70 OR517-304 OR697-669 OR755-461 OR755-958 OR766-810 OR808-1955 OR930-2381/82 OR932-1354 OR932-1355 OR1413-1791/97 OR1547-1348/50 OR1935-628/29 OR2003-1280/86 OR2596-371/73 OR3119-2013  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10040  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 08/66/32  
 Affordable No  
 Housing



### Owner

475 PROPERTY LLC  
 5 Shore View Cir  
 Indialantic FL 32903

### Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$202,692	\$203,910	\$199,857	\$199,857
+ Market Misc Value	\$37,283	\$33,943	\$34,156	\$34,367
+ Market Land Value	\$728,640	\$792,000	\$792,000	\$792,000
= Just Market Value	\$968,615	\$1,029,853	\$1,026,013	\$1,026,224
= Total Assessed Value	\$968,615	\$1,029,853	\$1,026,013	\$1,026,224
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$968,615	\$1,029,853	\$1,026,013	\$1,026,224

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$792,000	\$203,910	\$33,943	\$1,029,853	\$1,029,853	\$0	\$1,029,853	\$0
2023	\$792,000	\$199,857	\$34,156	\$1,026,013	\$1,026,013	\$0	\$1,026,013	\$0
2022	\$792,000	\$199,857	\$34,367	\$1,026,224	\$1,026,224	\$0	\$1,026,224	\$0
2021	\$594,000	\$175,455	\$34,578	\$804,033	\$804,033	\$0	\$804,033	\$0
2020	\$594,000	\$175,455	\$34,790	\$804,245	\$746,593	\$0	\$804,245	\$0
2019	\$460,800	\$182,920	\$35,001	\$678,721	\$678,721	\$0	\$678,721	\$0
2018	\$430,080	\$168,284	\$28,830	\$627,194	\$627,194	\$0	\$627,194	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	16,000.00	Square Foot	0	0

## Buildings

Building ID	7073	Exterior Walls	METAL SIDING
Style		Year Built	1976
Building Type	APTS-D / 03D	EffectiveYearBuilt	1987
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	360	Roof Type	FLAT OR SHED
Finished Sq Ft	360	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	PLYWD/PR BD
Condition	FAIR	Heating Type	NONE with 0% NONE
Perimeter	92	Bedrooms	1
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	150
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	360	360	0
<b>TOTAL</b>		<b>360</b>	<b>360</b>	<b>0</b>

Building ID	41279	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1944
Building Type	RESTAURANT & CAFETR / 21C	EffectiveYearBuilt	1991
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	2872	Roof Type	FLAT OR SHED
Finished Sq Ft	1832	Roof Coverage	MIN/PAINT CONC
Stories	1 Floor	Flooring Type	CONC S/B GRND with 40% CERM/CLAY TILE
Condition	AVERAGE	Heating Type	
Perimeter	260	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	250
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	228	0	0
FLA	FLOOR LIV AREA	1,832	1,832	0
OPF	OP PRCH FIN LL	320	0	0
PDO	PATIO DIN OPEN	252	0	0
SBF	UTIL FIN BLK	240	0	0
<b>TOTAL</b>		<b>2,872</b>	<b>1,832</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1969	1970	23 x 23	1	529 SF	1
WOOD DOCKS	1975	1976	7 x 24	1	168 SF	3
CONC PATIO	1975	1976	0 x 0	1	408 SF	2
CONCRETE DOCK	1975	1976	6 x 86	1	516 SF	5
FENCES	1997	1998	7 x 38	1	266 SF	2
CONCRETE DOCK	2000	2001	20 x 6	1	120 SF	3
CONC PATIO	2003	2004	6 x 15	1	90 SF	2
WALL AIR COND	2007	2008	0 x 0	1	1 UT	3
CONC PATIO	2007	2008	6 x 28	1	168 SF	2
FENCES	1985	1986	6 x 60	1	360 SF	5
UTILITY BLDG	1994	1995	7 x 8	1	56 SF	1
FENCES	2007	2008	4 x 26	1	104 SF	5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/2/2021	\$800,000	Warranty Deed	2335354	3119	2013	37 - Unqualified	Improved		
9/27/2012	\$500,000	Warranty Deed		2596	371	02 - Qualified	Improved		
9/15/2003	\$350,000	Warranty Deed		1935	628	Q - Qualified	Improved		
2/1/1978	\$85,000	Conversion Code		766	810	Q - Qualified	Improved		

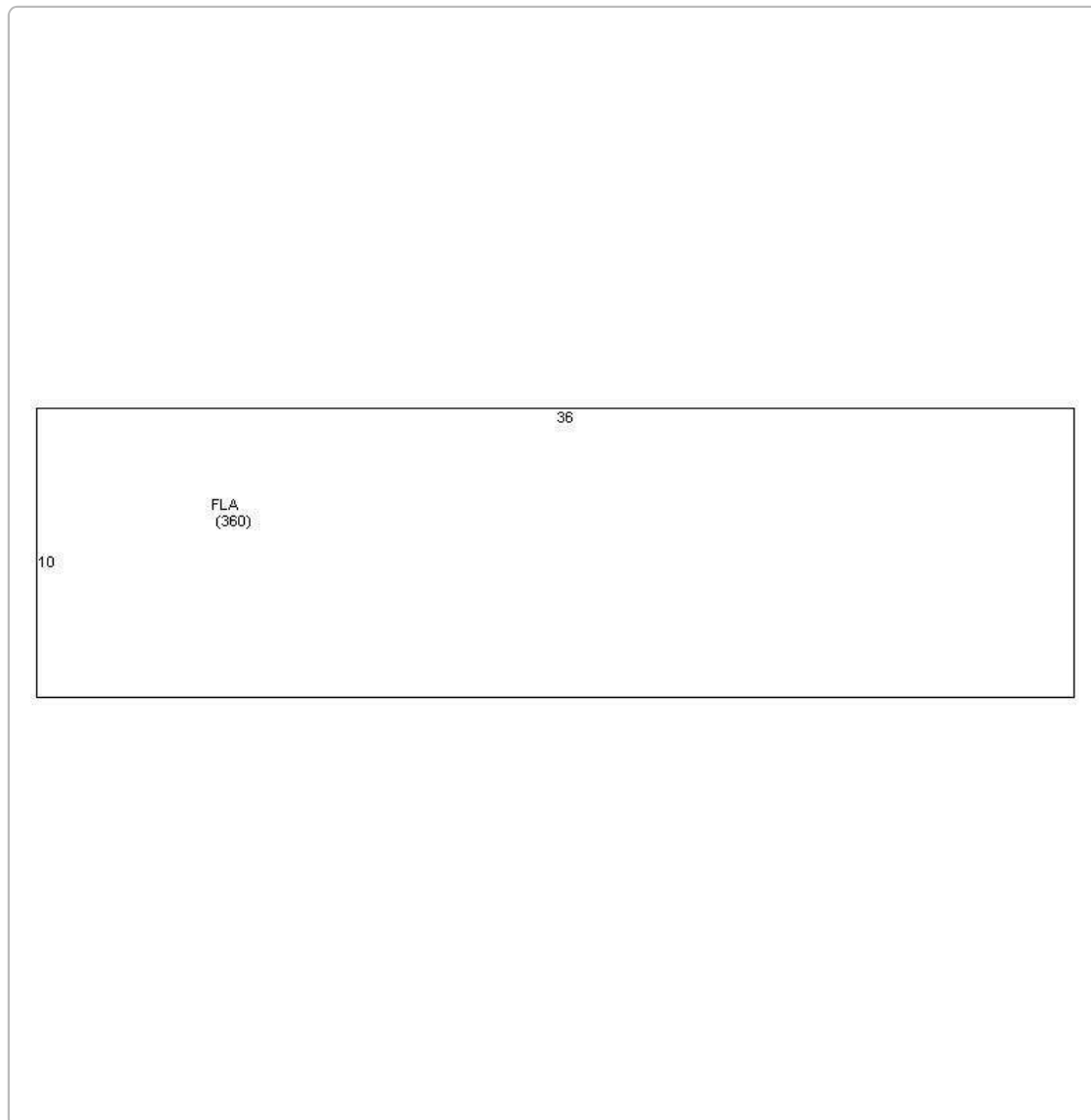
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
P2017-2079	03/19/2018	Completed	\$9,118	Commercial	INSTALL DOUBLE SIDED BACK LIT SIGN, ACRYLIC FACES, LED 12 VOLT LIGHTING, MOUNTED ON GAL. POLE SET IN CONCRETE USING EXISTING ELEC.
P2012-2087	12/18/2012	Completed	\$0	Commercial	RECOVER EXISTING AWNING WITH NEW FABRIC - BLUE
P2008-0723	08/25/2008	Completed	\$6,000	Commercial	NEW FENCE, PATIO COVER AND CONCRETE WALK - REFER TO P2007-0919
P2005-0658	05/19/2005	Completed	\$250	Commercial	EMERGENCY REPAIR OF ROTTEN BOARDS ON DECK
P2003-0147	03/05/2003	Completed	\$5,000	Commercial	REMODEL RESTROOM TO ALLOW HANDICAP ACCESS. PLACE SIDEWALK TO RESTROOM.
1030064	03/23/2001	Completed	\$9,875	Commercial	DOCK REPAIR
982633	05/21/1998	Completed	\$890	Commercial	FENCE
98294	03/24/1998	Completed	\$1,933	Commercial	AWNINGS
952646	06/01/1995	Completed	\$4,900	Commercial	RE-ROOF

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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# Monroe County, FL

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By continuing into this site you assert that you have read and agree to the above statement.

### Summary

Parcel ID 00101710-000000  
 Account# 1118915  
 Property ID 1118915  
 Millage Group 50CM  
 Location 1230 OVERSEAS Hwy, MARATHON  
 Address  
 Legal Description 8 66 32 HOG KEY PT LT 1 OR456-930 OR702-304 OR808-1207 OR850-2196 OR996-1568 OR996-1566 OR1003-1078 OR2719-238 OR2940-432 OR2940-431 OR3146-2074 OR3157-0816 OR3286-0516  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1101  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 08/66/32  
 Affordable No  
 Housing



### Owner

[KK KEYS LLC](#)  
 3 Suntree Pl  
 Melbourne FL 32940

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$153,276	\$141,428	\$114,806	\$99,339
+ Market Misc Value	\$1,008	\$1,008	\$1,008	\$1,008
+ Market Land Value	\$99,358	\$99,946	\$79,369	\$65,406
= Just Market Value	\$253,642	\$242,382	\$195,183	\$165,753
= Total Assessed Value	\$236,171	\$214,701	\$195,183	\$165,753
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$253,642	\$242,382	\$195,183	\$165,753

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$99,358	\$153,276	\$1,008	\$253,642	\$236,171	\$0	\$253,642	\$0
2023	\$99,946	\$141,428	\$1,008	\$242,382	\$214,701	\$0	\$242,382	\$0
2022	\$79,369	\$114,806	\$1,008	\$195,183	\$195,183	\$0	\$195,183	\$0
2021	\$65,406	\$99,339	\$1,008	\$165,753	\$165,753	\$0	\$165,753	\$0
2020	\$65,406	\$100,844	\$1,008	\$167,258	\$167,258	\$0	\$167,258	\$0
2019	\$58,057	\$105,450	\$1,008	\$164,515	\$164,515	\$0	\$164,515	\$0
2018	\$32,335	\$109,875	\$1,008	\$143,218	\$131,992	\$25,500	\$106,492	\$11,226

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,333.00	Square Foot	0	0

## Buildings

Building ID	7072	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S,F.R. - R1 / R1	EffectiveYearBuilt	1998
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1368	Roof Type	FLAT OR SHED
Finished Sq Ft	936	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	124	Bedrooms	2
Functional Obs	10	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	936	936	124
OPF	OP PRCH FIN LL	432	0	96
<b>TOTAL</b>		<b>1,368</b>	<b>936</b>	<b>220</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1989	1990	6 x 95	1	570 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/24/2024	\$72,500	Warranty Deed	2469600	3286	0516	11 - Unqualified	Improved		
12/20/2021	\$25,000	Warranty Deed	2363248	3157	0816	11 - Unqualified	Improved		
12/20/2021	\$100,000	Warranty Deed	2355265	3146	2074	19 - Unqualified	Improved		
2/1/1977	\$18,000	Conversion Code		702	304	Q - Qualified	Improved		

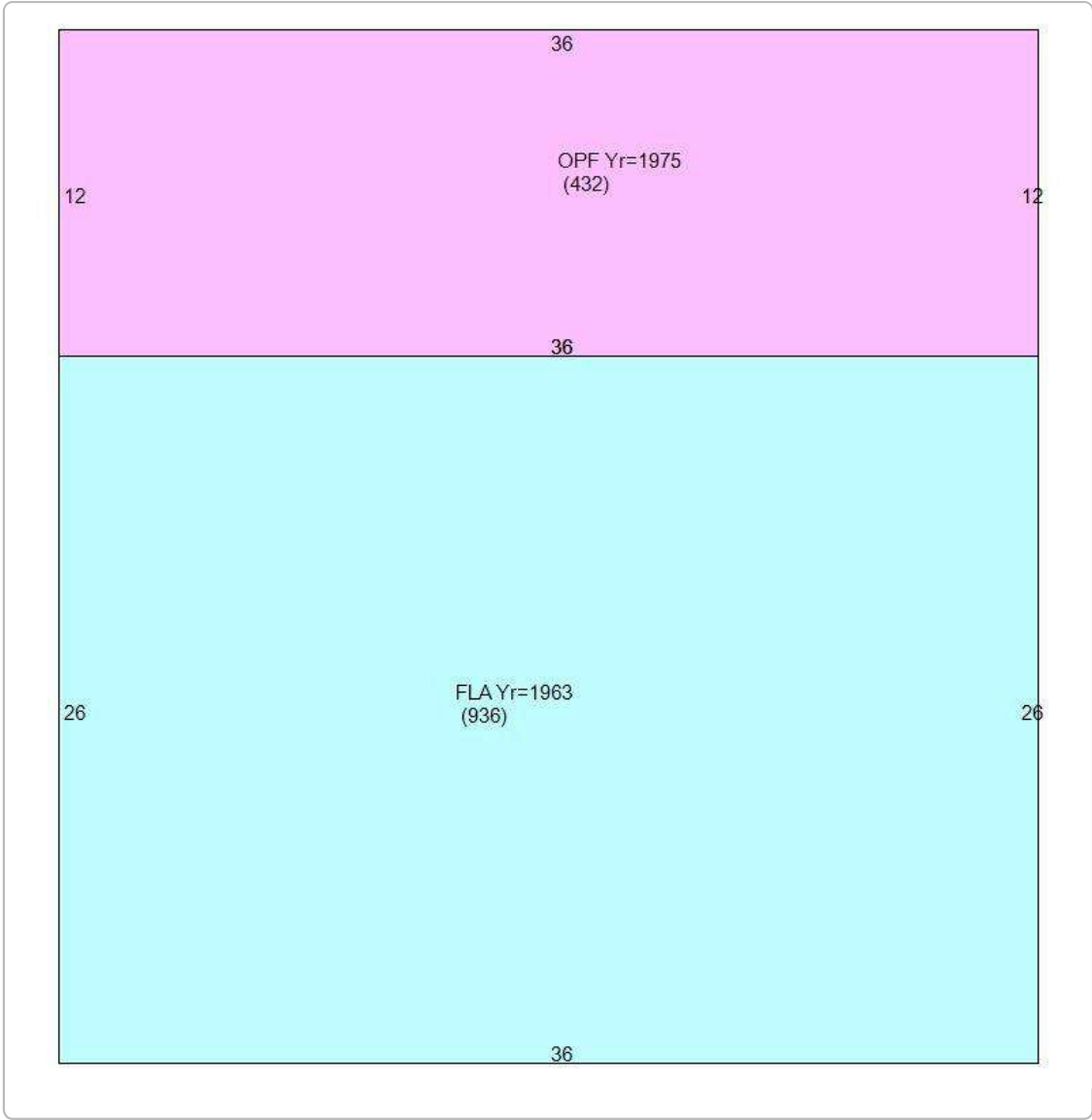
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
P2006-1444	11/13/2006	Completed	\$10,000	Residential	INTERIOR RENOVATION-ELECTRICAL, HVAC, DRYWALL, INSULATION - ATF

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



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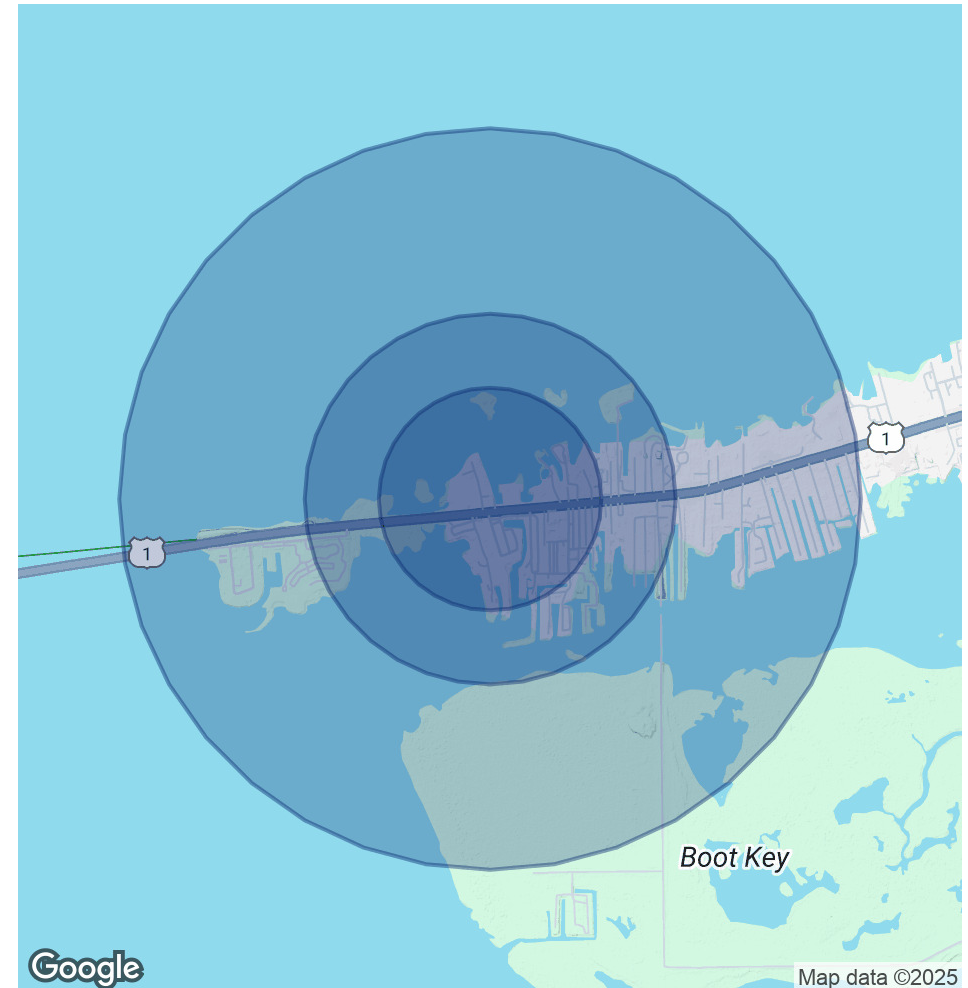
## THE 7-MILE GRILL

1240 and 1230 Overseas Hwy Marathon, FL 33050

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	208	760	1,415
Average Age	49	49	48
Average Age (Male)	50	50	50
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	372	668
# of Persons per HH	2	2	2.1
Average HH Income	\$73,476	\$73,651	\$74,075
Average House Value	\$280,012	\$314,251	\$397,510

Demographics data derived from AlphaMap



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**ELIZABETH JOLIN**

Realtor

[ejolin@elizabethjolin.com](mailto:ejolin@elizabethjolin.com)

Direct: (305) 393-0994 | Cell: (305) 393-0994

FL #3502927

### PROFESSIONAL BACKGROUND

Captain Elizabeth Jolin - Advocate, Business Expert, and Community Leader

Captain Elizabeth Jolin's journey to the Florida Keys began over 25 years ago when she made the bold decision to trade in her business suits from Washington D.C. for a life on the water.

Elizabeth's deep love for the environment evolved into a dedicated advocacy role, where she became an active voice in both national and local environmental and political campaigns. Her dedication to preserving the unique ecosystems of the Keys has made her a respected figure in conservation circles.

Her knowledge of the Florida Keys is vast, and she excels at sharing this with others. Her ability to pair her environmental passion with a practical business approach has made her an invaluable asset to those looking to make informed real estate decisions.

**Schmitt Real Estate Co.**  
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Islamorada, FL 33036  
305.664.4470

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