



1437 Sams Dr

1437 Sams Dr, Chesapeake, VA 23320



Mustafa Cuce

Sunrise Real Estate Group

293 Independence Blvd, Suite 225, Building 5, Virginia Beach, VA 23462

mustafa@sunriserealestategroup.com

(757) 710-7043



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\$450,000

Well-established, highly profitable Mediterranean restaurant generating \$700K+ in annual gross sales with strong, consistent cash flow. This is a turnkey operation situated in a prime, high-traffic location with a deeply loyal local customer base. The favorable lease is secured through 2030 at \$3,900/month.

Multiple flexible purchasing options are available to fit your investment goals:

Purchase the established brick-and-mortar Restaurant Business alone for \$300,000.

Acquire the complete mobile expansion assets, including a brand-new, fully branded food trailer and dedicated Ford tow vehicle, for an additional \$150,000.

Purchase the entire comprehensive package (Restaurant + Trailer + Tow Vehicle) for \$450,000.

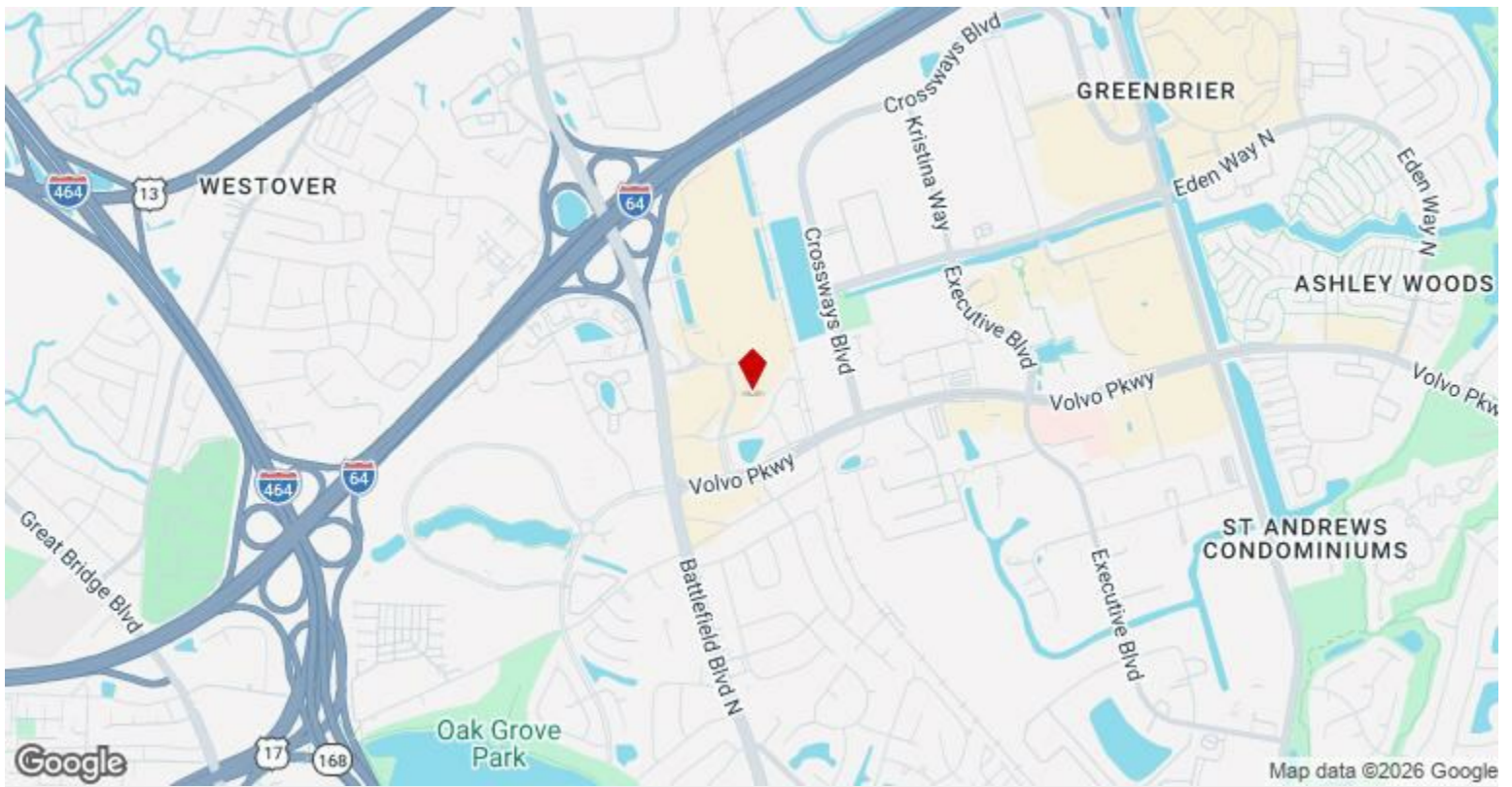
This is an incredible turnkey opportunity perfectly suited for an owner-operator or an investor looking to immediately capitalize on established dine-in, catering, and lucrative mobile/festival revenue streams. Complete financial records (POS data and tax returns) and an equipment inventory list are available upon request with a signed NDA. Seller is relocating. Please do not disturb employees or discuss the sale on-site. All showings are strictly by appointment only. Serious, qualified buyers only....

- Prime High-Traffic Location: Situated in a highly desirable retail corridor with a deeply loyal local customer base.

Price:	\$450,000
Property Type:	Retail
Property Subtype:	Restaurant
Sale Type:	Investment
Cap Rate:	24.44%
Lot Size:	320,888 SF
Gross Building Area:	1,500 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	2002
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	B3
APN / Parcel ID:	0270000000817
Walk Score ®:	60 (Moderately friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Edible	-	
Great Clips	-	
Hae Jeoun Llc	-	
Painting with a Twist	-	



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