



KEY FEATURES

- Established waterfront restaurant located on High Rock Lake
- “Plug and Play” event space capable of hosting live entertainment
- 3 Buildings totaling ±14,830 SF
- Income producing residential property
- Income producing flex/industrial property
- Contact brokers for restaurant financials and residential lease info

RESTAURANT & INCOME PRODUCING PROPERTIES

FOR SALE | \$3,200,000

WATER’S EDGE DOCK & GRILL

257 Boat Club Lane
Salisbury, NC 28146

257 Boat Club Lane provides immediate access and frontage along High Rock Lake, creating the perfect atmosphere for a waterfront restaurant or event venue. The sale includes an established restaurant business; financials are available upon request. Water’s Edge restaurant represents 39.7% of all restaurant square footage with frontage on High Rock Lake. Featuring approximately 12.12 acres and ±14,830 SF between three on-site buildings, this offering provides true “plug and play” restaurant and event venue opportunities. The property also includes access to a boat dock, which makes this property the closest waterfront restaurant opportunity to I-85. Asking price: \$3,200,000.

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

jeff@commercialrealtync.com
336.793.0890, ext 103

JOHN BECK

john@johnchristianluxury.com
704.453.1208

MARK SMITH

mark@johnchristianluxury.com
336.462.3272

257 Boat Club Lane
Water's Edge Dock & Grill
Restaurant, Bar, Music Venue, Event Space
Water Access & Great Views of High Rock Lake

194 Boat Club Lane
2 Story Residential Rental
2,678 SF with 2 Car Detached Garage

205 Boat Club Lane
Finished Venue Space
Full Kitchen, Full Bath, Great Parking

±12.12 Acres

Approximate Lot Lines



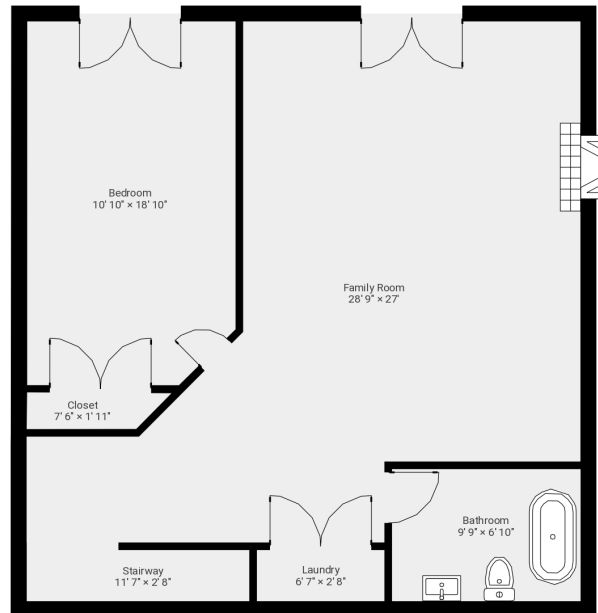
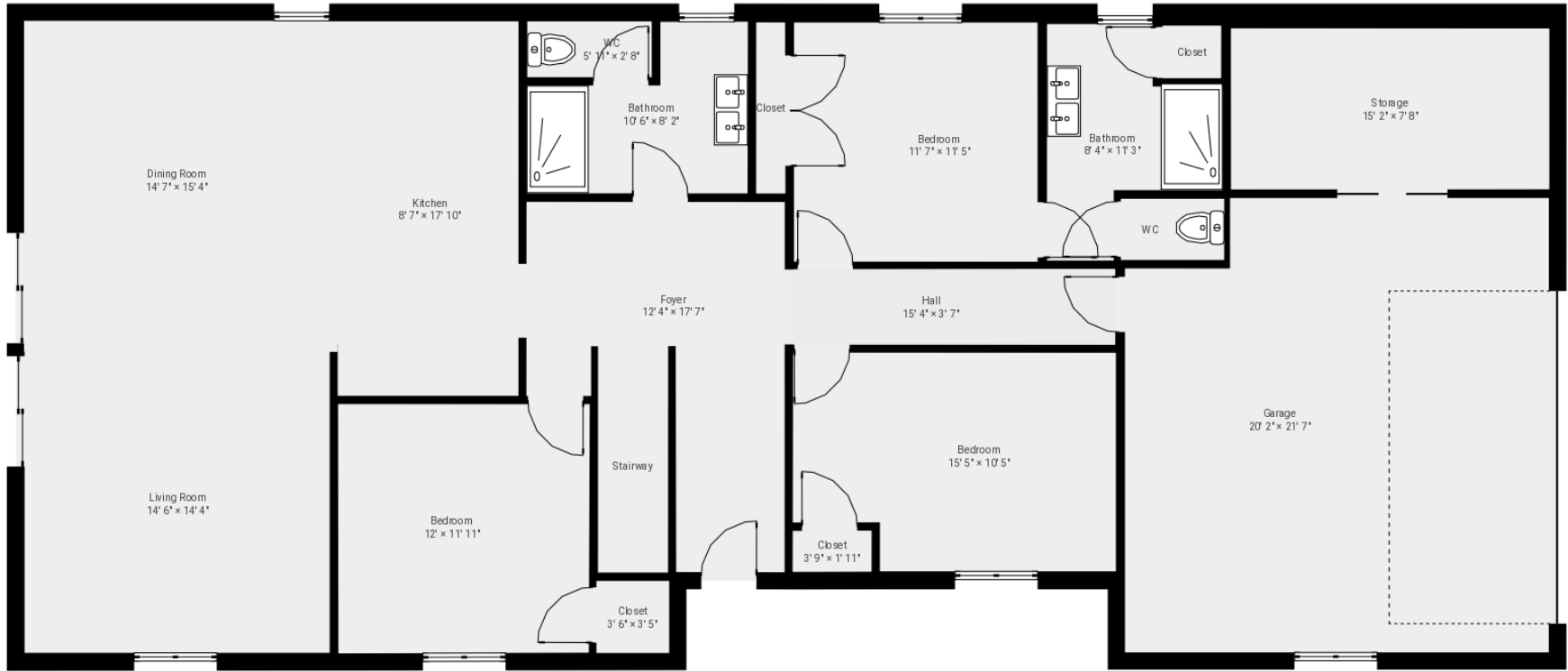






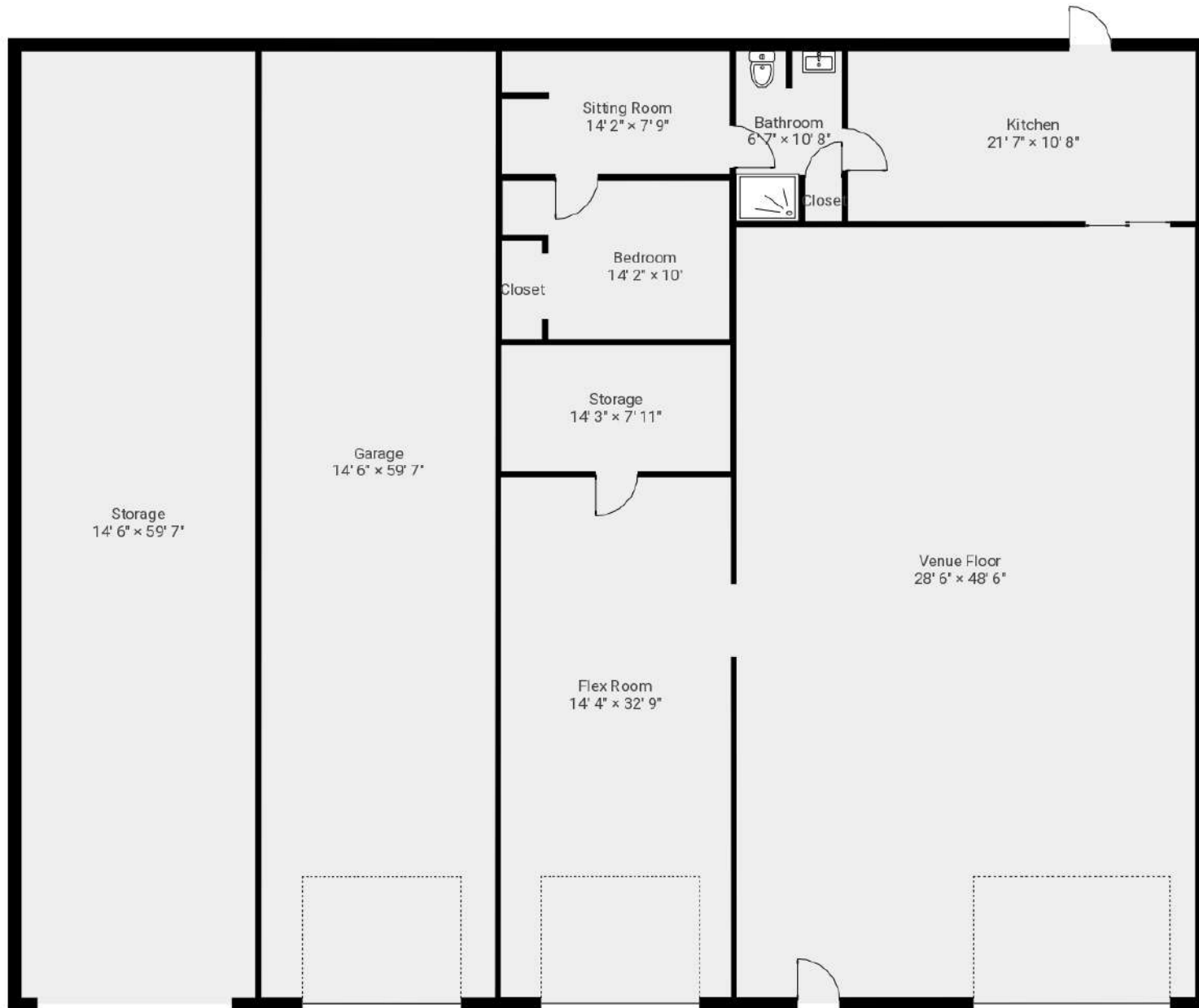


194 BOAT CLUB LANE - RESIDENTIAL BUILDING



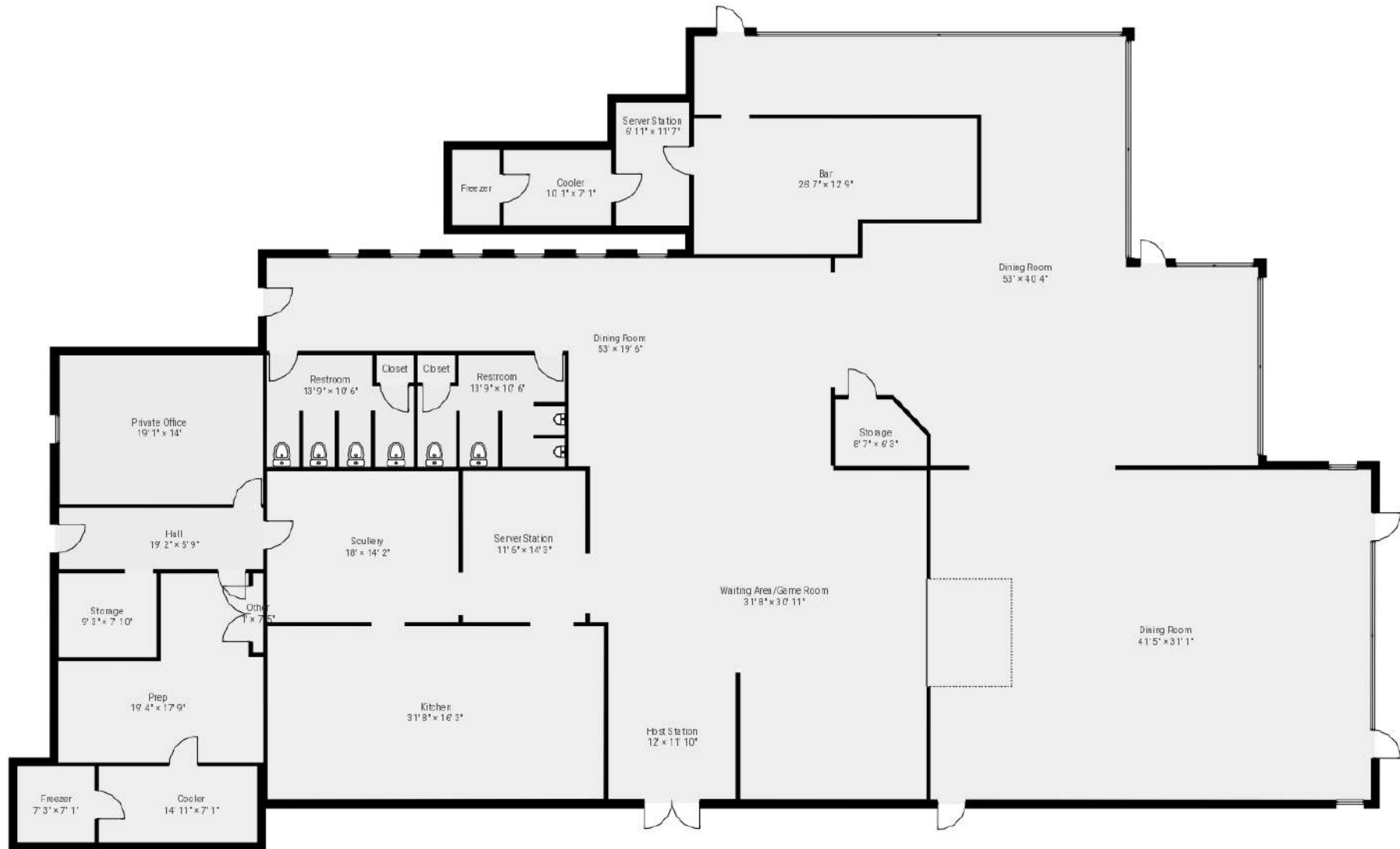
±2,678 SQUARE FEET

205 BOAT CLUB LANE - EVENT VENUE



±4,627 SQUARE FEET

257 BOAT CLUB LANE - RESTAURANT



±7,525 SQUARE FEET



WATER'S EDGE DOCK & GRILL

LOCATION

Address	257 Boat Club Lane			City	Salisbury
State	NC	Zip	28146	County	Rowan

PROPERTY DETAILS

Property Type	Retail/Residential	Acres ±	12.12	Avail SF ±	14,830
----------------------	--------------------	----------------	-------	-------------------	--------

TAX INFORMATON

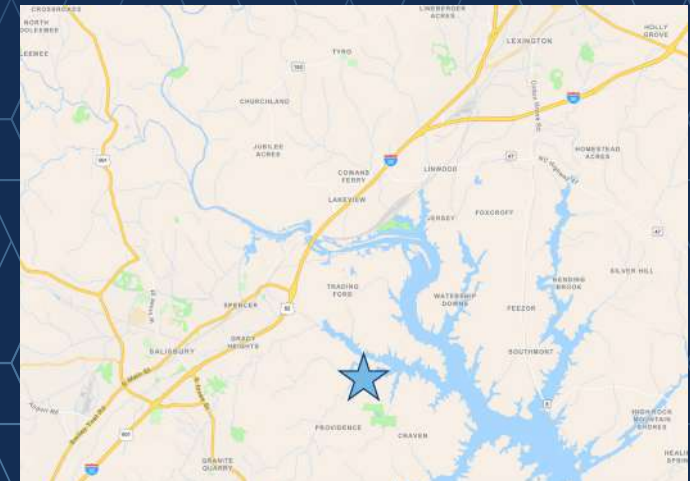
Zoning	CBI	Tax PIN	5699-04-54-9846
---------------	-----	----------------	-----------------

PRICING & TERMS

Price	\$3,200,000
--------------	-------------

RETAIL

FOR SALE



LOCATION FEATURES

- Provides easy access to I-85
- Closest waterfront restaurant opportunity to I-85
- Situated along High Rock Lake in Salisbury, NC