

Dons' Place Bar & Liquor Store
1000-1006 Truman Ave Key West, FL 33040



PRICE
\$3,900,000

Curtis A. Skomp, CCIM



ALL KEYS REAL ESTATE
RE/MAX
COMMERCIAL TEAM

cskomp@remax.net
305-304-0084

www.FloridaKeysCommercial.com

517 Duval Street Ste. #200, Key West, FL 33040
98880 Overseas Highway, Key Largo, FL 33037

Executive Summary

RE/MAX All Keys Real Estate is pleased to offer:
FOR SALE

Dons' Place Bar & Liquor Store
1000-1006 Truman Ave
Key West, FL 33040

Property Highlights:

- Iconic & Landmark Indoor & Outdoor Bar & Liquor Store
- Same Owners since 1998 & first time listed for sale.
- Sellers may consider Seller Financing to Qualified Buyer
- Liquor Store has grandfathered Drive Through with drive up window!
- Valuable, full, unrestricted & transferable 5-COP Liquor License included
- Liquor License includes Tobacco & Retail Beverage with no food requirements
- Main Bar & Liquor Store are in the corner 2,396 sf. building
- Outdoor 1,588 sf. Covered Patio & Bar for parties & special events
- All Furniture, Fixtures & Equipment & Min. level of Inventory Included
- Absentee Owners with family management
- Money Making business and room to grow with new Owners
- Zoning allows Restaurants. Opportunity to add Kitchen Food service or Food Truck



Property:

Dons' Place Bar & Liquor Store
1000-1006 Truman Ave Key West, FL 33040

Specifications:

Price:	\$3,900,000
Liquor License:	BEV-5400161
Lot Size:	2 Parcels-108.50' x 103' Deep Or 11,175 sf. total
Building Size:	2,396 sf. -1000 Truman 360 sf. -1006 Truman 1,588 sf.- Covered Patio & Bar
Real Estate Taxes:	\$18,888.20 yr. - 2024
Zoning:	HNC-1
Flood Zone:	X
2024 County Just Market Values:	1000 Truman Ave.-\$1,650,101 1006 Truman Ave.-\$1,241,803 Total \$2,891,904
2024 Gross Income:	\$1,802,615/yr.
2024 Adjusted Net Income:	\$536,595/yr.



1000-1006 Truman Ave Key West, FL 33040

Confidentiality Statement

Confidentiality Statement

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 RE/MAX 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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.

Contact Information

Contact Information

For more information, please contact our
Commercial team:

Curtis A Skomp, CCIM
Broker/Owner
cskomp@remax.net
305-304-0084

RE/MAX All Keys
517 Duval St.
Ste. 200
Key West, FL 33040
RE/MAX All Keys
98880 Overseas Highway
Key Largo, FL 33037

www.FloridaKeysCommercial.com