

# CENTRAL FLORIDA

## Freestanding Commercial Building & Waterfront Restaurant For Sale



- Thriving restaurant & bar establishment located in beautiful Central Florida
- Prime waterfront location in historic downtown district with ample parking
- Recently renovated, 2-story structure with elevator and 2 covered patios
- Over 6,000 SF under air with another 2,000 SF of covered patio space
- 2025 Sales of \$2.25 million with Owner Profit / SDE of \$530,000
- Well-trained team of managers, servers and bartenders already in place
- Ideal opportunity for an established chain to enter a hot Florida market
- Unique concept and franchise opportunity for expansion to new markets

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