

Turnkey Investment Opportunity



Jorge Tovar & Juan Alarcon

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1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

WWW.RT-CRE.COM

Business Details:

An exciting turnkey investment opportunity awaits with the sale of this established Mexican Restaurant & Bar located in the prime area of Lake Mary, FL. This restaurant and bar is also located in a Shopping Center with the Marriott Hotel and Residence Inn and it's surrounded by the highest subdivisions and professional office buildings with great parking. With its Top Chef Kitchen, excellent staff, and a loyal customer base, this business presents a solid foundation for growth and profitability. This business is also perfect for owner operator. Take advantage of the thriving restaurant industry and invest in this turnkey investment opportunity.

- Open 3 years
- Store Size: 3,400 SF
- Close to I - 4



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INCOME:

- **Gross: \$710,000**
- **NOI: \$225,000**
- **Monthly Rent: \$10,259.51**
- **5yr Lease with 2 options of 5yrs**



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Business Sale Includes:

- 10k Inventory
- 150 Seats
- POS System
- 4 Weeks Training
- 6 Burner Stove
- Walk-In Fridge/Freezer
- Refrigerator
- 4COP SRX License



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Mexican Restaurant & Bar

PRESENTED BY:

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating to the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



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