



Proudly offered by Pacific Restaurant Brokers

Florence, SC Historic Restaurant for Sale!

***** CONFIDENTIAL INFORMATION- PLEASE DO NOT SPEAK WITH OWNER,
EMPLOYEES, VENDORS, ETC. *****

**** 43 years in the making and all this turn key machine needs is you.... a new owner operator. This is the place in Florence for family gatherings, church events and group functions. And did we say LOW LOW LOW LOW RENT!!!**

Take advantage of this 40+ year history of sales and reputation!!

- **\$1,600,000 Sales!!**
- **\$3K Per month rent!**
- **Long Term Lease Available**
- **Over \$120k in improvements this year**
- **Loads of Free Parking**

- **Theoretical Pro-Forma using Industry standards:**

Sales: \$1,600,000

Rent: \$36,000

Labor: \$400,000 (25%)

COG: \$512,000 (32%)

Utilities: \$72,000

Misc: \$240,000 (15%)

Net Cash Flow: \$340,000

****NOTE this is a pro-forma based on industry standards and only sales, rent & utilities are actual figures***

Offered at only: \$399,000

Listing # 19040MS

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