

FOR SALE

Restaurant in

Shalimar/Fort Walton Beach, FL.

LOCATION: 1176 Eglin Pkwy N.
Shalimar, FL. (Fort Walton Beach, FL.)

PRICE: \$895,000

LOT SIZE: 204'x200'x174'x200'
0.89 +- acres

ROAD FRONTAGE: Over 200 feet.

SPEED LIMIT: 40 mph.

BUILDING SIZE: Over 5,000 sqft.

TRAFFIC COUNT: 31,500 cars north of site.
44,500 cars south of site.

DEMOGRAPHIC: 42,000 people within 3 miles.

AVERAGE HOUSEHOLD INCOME: over \$74,000

UTILITIES: All necessary utilities available.

FINANCING: Cash

ZONING: Commercial

SELLER'S MOTIVATION: Bank Owned.

PARKING SPACES: approx. 74 spaces, may be more.

REMARKS: One of the nicest restaurants in the area. Includes furniture, fixtures, equipment, and the real estate. Seating for over 180 people and 21 in the bar/lounge. 4 restrooms. Access to stop light and existing paved median.



For More Information Call:
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