

5406 COUNTY ROAD 218

MIDDLEBURG, FL 32068-35

FOR SALE

\$1,800,000



PROPERTY DESCRIPTION

Exciting Opportunity: Commercial Property! Located right outside Middleburg, FL, adjacent to Jennings State Forest, this thriving sports bar, including a liquor store has been a staple for Middleburg for 50 years and is looking for a new owner. Boasting indoor and outdoor seating, along with a spacious dance floor and ample room for pool tables, this property includes a full 4 COP liquor license, and all inventory for the bar and liquor store. Staff are willing to stay with new owners. Don't miss out on this investment opportunity.



COURTNEY SMITH
REAL ESTATE AGENT

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INVESTMENT HIGHLIGHTS

- Includes both Business and Building
- Includes 4 COP Liquor License
- Indoor and Outdoor Spaces



OFFERING SUMMARY

Price	\$1,800,000
Building SF	2,989 SF
Lot Size	0.67 AC
Building Class	C
Building FAR	0.10
Year Built	1978
Parking	6 Spaces
Parking Ratio	2.01 Spaces per 1,000 SF Leased
Property Type	Retail - Bar



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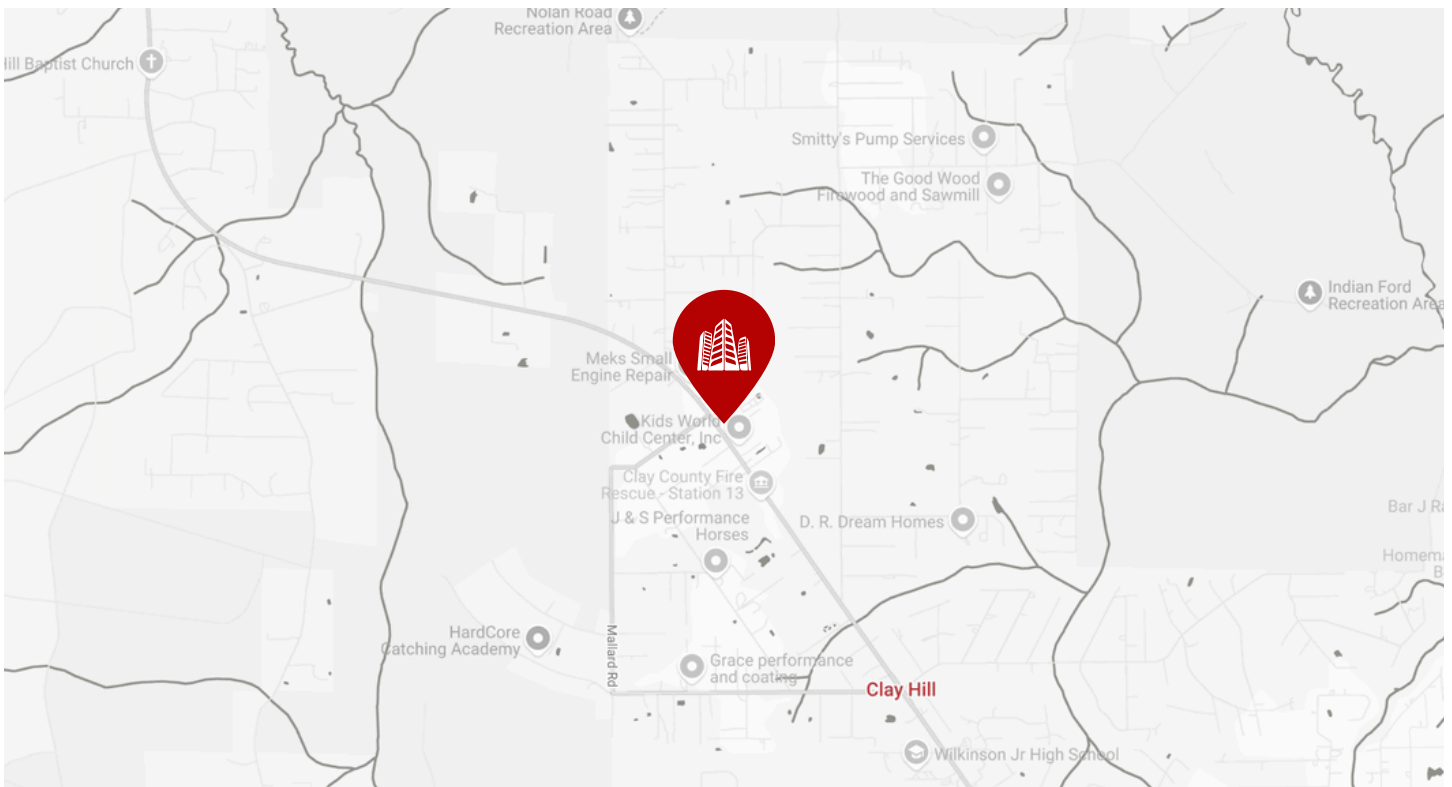
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