

2400 DAIRY ROAD
Melbourne, FL 32904

RESTAURANT
Free-Standing Building
TURN—KEY



TURN KEY OPERATION
Everything is Included



TRAFFIC COUNTS 23,170+

\$649,000
BGA 5,002 Sq. Feet
4,594 Restaurant Interior 574 sf. ft. Dining Porch
Parcel ID:28-37-05-75-00000.00007.00

Tax Account: 2820047

- Built in 2007 Situated on 1.19 acres
- NWC Dairy Road and Lakewood Drive
- Concrete Parking Lot for 67 cars
- Large Monument Sign with Reader Board
- Zoned C-1-A City of Melbourne Flood Zone: "X"
- TRAFFIC COUNTS 23,170
- Located 1/3 Miles from Rt. 192 New Haven Avenue
- Appraisal August 9, 2012
- \$180,000 in Renovations September, 2012
 - ◊ Paint Exterior and Interior
 - ◊ New Patio Bar, New Seating, New Wine Display
 - ◊ Added 176 sq. ft. storage room
 - ◊ Updated Women's Restroom
- Furniture, Fixtures and Equipment INCLUDED (not part of appraisal)
- Lovely Outside Patio Area with Bar
- Hurricane Shutters and/or Impact Glass
- Concrete Block with Stucco

LEASE FOR \$5,500 per month



Charine Lewis
JM Real Estate, Inc.
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