

**Property Details**

Price	\$3,000,000
Building Size	16,064 SF
Lot Size	2.30 AC
Price/SF	\$186.75 /SF
Property Type	Special Purpose
Property Sub-type	Special Purpose (Other)
Property Use Type	Business For Sale
Commission Split	3%
Occupancy	0%
No. Stories	3
Year Built	1997
Tax ID/APN	402236134003
Status	Active

**Broker Information**

Each office is  
independently  
owned and  
operated

Peter Rivera  
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**Property Notes****Property Description**

This is a complete turnkey restaurant operation. The waterfront restaurant is a favorite for the residents, tourists, and snowbirds alike. Located on Bayshore Rd. in Charlotte Harbor, very close to the Peace River Bridge that connects Port Charlotte and Punta Gorda. This location has spectacular views of Charlotte Harbor and the daily sunsets. The interior bar is slightly raised so the restaurant customers don't block the views out the panoramic windows of the people sitting at the martini bar or Panini bar. This 2nd floor restaurant seats 158. There is an exquisitely decorated banquet room with stunning views of the harbor on the 3rd floor that seats 100, not counting its outside decks. The outside, 1575s/f raised deck has its own bar that is a showplace for the famous S.W. Florida sunsets. The deck is the perfect, year round place to sip, munch, or partake of the menu. Weddings on the deck's gazebo or on the waterfront platform are a local favorite. The deck seats 205. There is a beach bar at ground level on the Bay. Contact Secondary Agent.

**Location Description**

Halfway between the Sarasota and Fort Myers airports, just 1 block off U.S. 41. Great view of the restaurant from the U.S. 41 Peace River Bridge and the thousands of cars that cross it every day.