

RIVERWATCH DELI & GRILL FOR SALE

379 MAIN ST, CHIMNEY ROCK, NORTH CAROLINA, \$ 699,000



INCREDIBLE OPPORTUNITY TO BUY ONE OF CHIMNEY ROCK VILLAGE'S MOST PROMINENT & WELL ESTABLISHED BUSINESSES

THE BEST OF LOCATIONS IN THE HEART OF DOWNTOWN CHIMNEY ROCK, DIRECTLY ON THE ROCKY BROAD RIVER, AND STEPS TO THE ENTRANCE TO CHIMNEY ROCK STATE PARK

TWO STORY, BUILT IN 1934, WITH APPROXIMATELY 2,400 SQUARE FEET PLUS HUGE DECK AREAS

LOT SIZE IS ABOUT 4,360 SQ FT, WITH APPROX 60' FRONTAGE ON THE RIVER AND MAIN ST, WITH LOTS OF STREET PARKING

BOTTOM FLOOR OCCUPIED BY THE DELI & GRILL, WITH A LOVELY 2BR RENTAL APARTMENT UPSTAIRS, OR COULD BE USED AS OWNER'S UNIT

OVER 3,000 SQ FT OF MULTI LEVEL DECKING OVERLOOKING THE RIVER

NEW METAL ROOF & MANY OTHER ELECTRICAL, PLUMBING, WINDOW, AND FLOORING UPDATES

ESTABLISHED FOR 10 YEARS, THIS BUSINESS ENJOYS A TOP REPUTATION FOR HIGH QUALITY FOOD & SERVICE, IN AN UNPARALLELED SETTING

SEATING FOR 25 INSIDE, & 100 OUTSIDE

EASY ENTRANCE TO THE RIVERWALK

OWNER WILL SELL BUSINESS ONLY FOR \$ 250,000 AND LEASE PREMISES BACK TO BUYER



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.

OFFERED BY PATRICK CALHOON OF CALHOON REAL ESTATE
2401 WEST BAY DR, SUITE 421, LARGO, FL, 33770

WWW.PATCALHOON.COM *** PATCALHOON@AOL.COM *** 727-542-0998

AFFILIATED AND OR LICENSED IN :
FL, NC, GA, SC,
TN, CT & MA !



RIVERWATCH DELI & GRILL

379 MAIN ST, CHIMNEY ROCK, NORTH CAROLINA



CHIMNEY ROCK VILLAGE IS LOCATED IN THE WESTERN NORTH CAROLINA MOUNTAINS, ALONG THE ROCKY BROAD RIVER, AND IS A SHORT DISTANCE FROM ASHEVILLE

THE QUAIN T DOWNTOWN, ALONG WITH WORLD FAMOUS CHIMNEY ROCK STATE PARK AND IT'S HIKING TRAILS, DRAWS INCREDIBLE AMOUNTS OF BOTH LOCAL AND OUT OF STATE TOURISTS

THE POPULAR STATE PARK WITH IT'S BREATHTAKING VIEWS, HAS BEEN USED FOR FILMING OF MANY MOVIES OVER THE YEARS

EXTREMELY SIMPLE MENU THAT FEATURES BOARS HEAD PRODUCTS; NO FRYERS AND NO TABLE SERVICE, CREATING MINIMAL LABOR

HOURS ARE 10-6 DAILY, & OPEN YEAR ROUND; WOULD BE EXCELLENT BREAKFAST LOCATION SHOULD NEW OWNER WISH TO EXPAND

NEWLY REMODELED KITCHEN WITH UPDATED APPLIANCES, & EXCELLENT HEALTH RECORD



OWNERS WILL PROVIDE TRAINING PERIOD TO BUYER, & EMPLOYEES ARE EXPECTED TO STAY

WITH CONVERSION OF UPSTAIRS TO NIGHTLY OR WEEKLY RENTALS, RATES OF UP TO \$ 125 PER NITE ARE CURRENTLY BEING ATTAINED

DETAILED INCOME AND EXPENSE RECORDS ARE AVAILABLE UPON EXECUTION OF A SIMPLE CONFIDENTIALITY AGREEMENT

TERRIFIC TRACK RECORD, & LOTS OF UPSIDE !

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