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Broker

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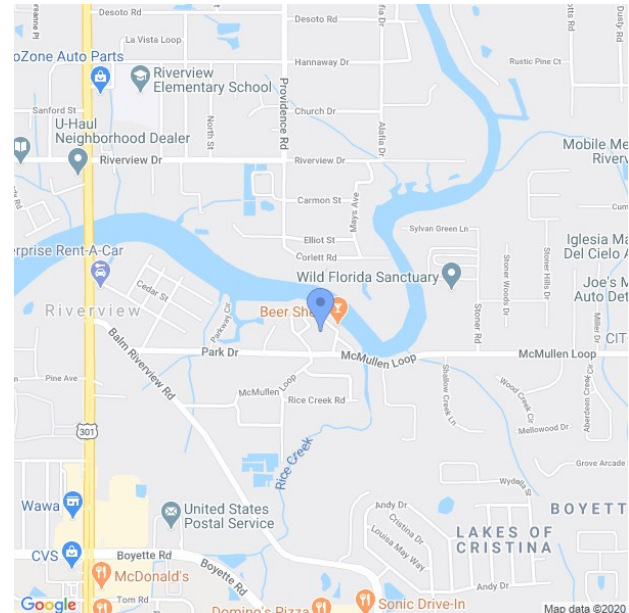


Riverfront Bar And Restaurant Plus 19 space MHP. Seller Financing Available.



11204 DEL RIO DRIVE, RIVERVIEW, FLORIDA 33569

COMMERCIAL • MULTI-FAMILY • FOR SALE



SALE PRICE **\$2,100,000**

ZONING **PD - PLANNED DEVELOPMENT**

TENANT **YES**

CLASS **B**

STATUS **EXISTING**

YEAR BUILT **1970**

STORIES **1**

ANNUAL TAXES **\$8,025.00**

PROJECT SIZE **1**

#1 BEDROOMS **19**

#2 BEDROOMS **19**

#3+ BEDROOMS **19**

MARKET **TAMPA/ST. PETERSBURG**

SUB-MARKET **EAST TAMPA**

PARCEL# **U 16 30 20 2QX 000000 00008.0**

- 19-SP MHP PLUS LUCRATIVE WATERFRONT BAR-RESTAURANT •
- MHP IS 90% OCCUPIED - STRONG LONG-TERM TENANT BASE •
- ANNUAL GROSS REVENUE \$560,000 - BUSINESS & MHP •
- SELLER FINANCING IS OFFERED TO QUALIFIED PURCHASERS •
- OVER 140-FT ALAFIA RIVER FRONTAGE

SELLER FINANCING IS OFFERED TO QUALIFIED PURCHASERS - MINIMUM \$750K DOWN PAYMENT - RATE &

TERMS TBD - POF'S MUST ACCOMPANY ALL OFFERS!

Riverview's well-known Beer Shed is finally being offered for sale and could be yours. Now is your chance to acquire this hidden gem on the river, coveted by many. Situated on the Alafia River, this property includes the bar/restaurant and a 19-space mobile home park on over 3 acres (currently with 17 mobile homes). With 143 feet of frontage on the river, patrons can relax and enjoy a drink while boats float on by. Property Includes:

- 3.11-acres • 143-fr Alafia River Frontage
- Beer Shed Bar-Restaurant Business
- 19-Sp MHP (17 Park-Owned Units)
- 100% Occupied
- City Water/Septic
- Gross Revenue: \$560K* *Owner indicates the Gross Revenue of the

Bar/Restaurant/MHP is \$560K. Owner will provide financial information upon receiving an acceptable offer. Contact Mike Combs for further information and pricing on this property - 813-928-3478 or Mike.Combs@CRESCorpINTL.com

 1 Spaces



FLOOR: 1