

Evans Butler Realty, Inc.



•For Sale: a restaurant/retail plaza Beachside:

**630 E. Eau Gallie Blvd.
Indian Harbour Beach, FL**

•Sale Price is \$1,600,000

•The key to the value will be the Space for Lease, which is an equipped restaurant with kitchen equipment, including ansul system, walk-in refrigerator/freezer, booth and table with seating. It is 5,785 sf. Annual asking rent is \$20/sf plus \$4.47/sf CAM, Taxes and Insurance. The location is the east end cap of Casalina Plaza located at 630 E. Eau Gallie Blvd.

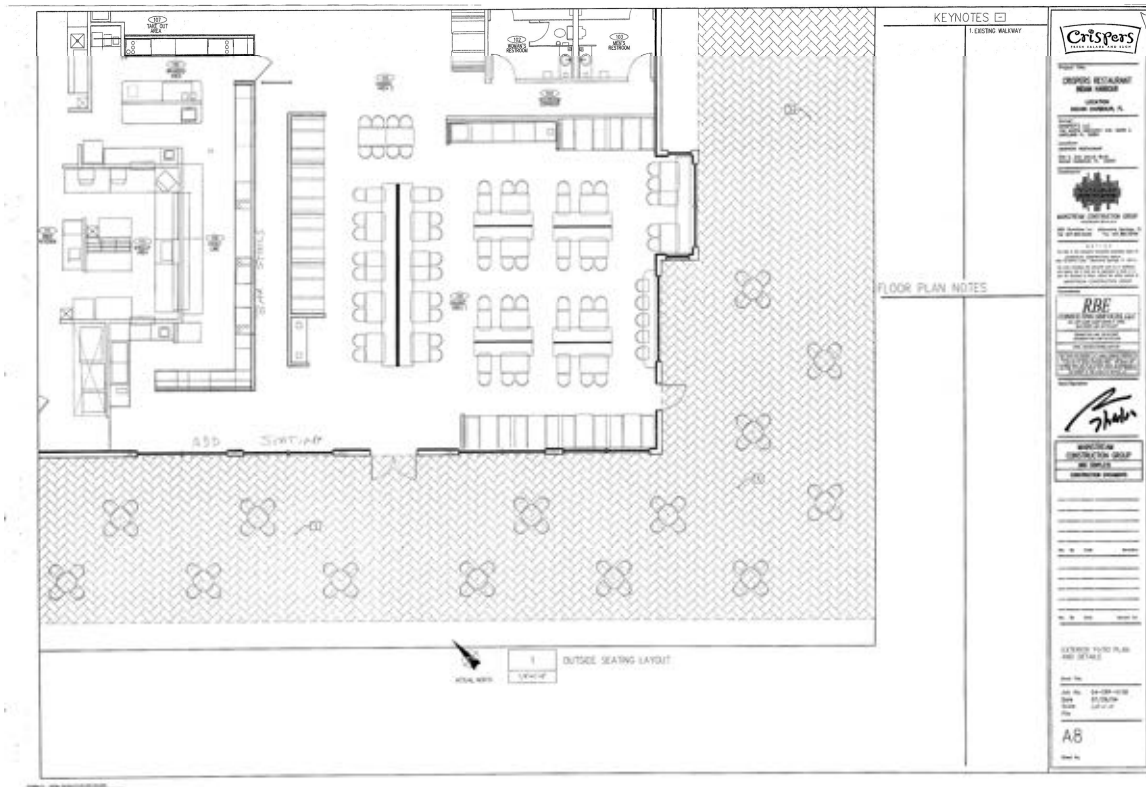
The multi-tenant commercial and restaurant building originally built as an ABC Liquor and Lounge in 1971 was completely renovated and expanded in 2004. All of the parking (89 spaces) is north of the building. The property is zoned B-1 in the City of Indian Harbour Beach. The land area is 1.51 acres. Parking ratio is one space per 111 sf., also expressed as 8.9 per 1000 sf. This ratio of parking is more than adequate for restaurant or medical parking. The leasable square footage is 9,917 and is configured currently for 3 tenants. The center has a leased restaurant space comprising 2,868 sf, leased to Wise Guys (Restaurant) a SuperCuts salon comprising 1,264 sf and a restaurant space comprising 5,785 sf

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Floor plan of east end cap with original seating shown and the patio delineated on the plan.

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Survey/Site Plan

