

# Great Local Tavern Excellent Location, Hilton Head Island

Invite us in, We'll Bring Results



**Asking Price:\$249,000**

Well established local Tavern, VERY STRONG local following, completely remodeled, great cash flow, long time Island establishment, long term lease, best bar and grill on the island, location, location, location, will go quick, call for details...

Ned Gilleland 843-384-7327



**Cash Flow:** \$80,000  
**Gross Revenue:** \$650,000  
**EBITDA:** N/A  
**FF&E:** \$225,000  
**Inventory:** \$9,000\*  
**Lease Rate/Sq. Ft.:** N/A  
**Established:** 1980  
**Real Estate:** Leased  
**Building SF:** 2800  
**Lease Expiration:** 2 yrs  
**Employees:** 8  
\*not included in asking price.



**Inventory:** Not included in asking price

**Furniture, Fixtures, & Equipment (FF&E):**

Included in asking price

**Facilities:** Location, Location...completely remodeled last year...large out side deck, new floors, ceiling and bathrooms...at the entrance to sea pines resort, strong local following, 30 years in business, lease with cam, insurance, property taxes \$6,300.00 per month...

**Competition:** One of the best areas on Hilton head island, excellent location with lots of walk in traffic...

**Financing:** Possible

**Support & Training:** Yes as needed

**Reason for Selling:** Small children



Presented by Your Neighborhood Expert

Ned Gilleland

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The information contained in this flyer has been provided by the Seller. We

believe it to be reliable, however, it should be verified by a prospective Purchaser.

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