

# TAP ROOM/WINE BAR BUSINESS SALE

1830 Jensen Beach Blvd., Jensen Beach, FL 34957



BUSINESS SALE | \$249,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Jamie Oldenburg**

772.286.5744 Office

772.370.6467 Mobile

[Joldenburg@commercialrealestatellc.com](mailto:Joldenburg@commercialrealestatellc.com)

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

[mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

# PROPERTY OVERVIEW

- Fantastic chance to acquire a fully equipped beer and wine bar with lease. The business is also perfectly suited to accommodate a tapa style eatery.
- The package encompasses websites, social media profiles, and a Google listing.
- The space boasts a generous 2,550 square feet, complete with a kitchen featuring a hood, grease interceptor, and Ansul system, along with interior equipment, furniture, and fixtures.
- To sweeten the deal, the sale also includes the transfer of beer, wine, and food inventory.
- The property is business is located a short distance from area waterways and Downtown Jensen Beach.
- **Do not disturb the staff. Contact listing agents.**



<b>PRICE</b>	\$249,000
<b>UNIT SIZE</b>	2,550 sf
<b>BUILDING TYPE</b>	Community Shopping Center
<b>FRONTAGE</b>	19'
<b>TRAFFIC COUNT</b>	20,400 ADT
<b>YEAR BUILT</b>	1983
<b>CONSTRUCTION TYPE</b>	Concrete
<b>ZONING</b>	M1-JENSEN/RIO/HI
<b>LAND USE</b>	Commercial Center
<b>PARCEL ID</b>	22-37-41-000-000-00380-0

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Jamie Oldenborg**  
772.286.5744 Office  
772.370.6467 Mobile  
Joldenborg@commercialrealestatellc.com

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
mmondo@commercialrealestatellc.com



# PHOTOS



**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

**Jamie Oldenborg**  
772.286.5744 Office  
772.370.6467 Mobile  
Joldenborg@commercialrealestatellc.com

**Matthew Mondo**  
772.286.5744 Office  
772.236.7780 Mobile  
mmondo@commercialrealestatellc.com

# INVENTORY

55 Items | Estimated Value: \$150,000

Ice Maker	Stainless Equipment Table 24"	TV 55" X9	High Round Stools X20	Misc. Furniture
Panini Press	Metro Shelving 24" X4	TV 50" X3	Pendent Lights	Popcorn Machine
Commercial Microwave	Wine Cooler	High Top Chairs X24	Misc. Decorations	CCTV
Microwave	Kegeator 4 Tap	High Top Tables X2	High Back Sofa/Chairs	Low Chairs X22
Oven X2	Kegeator 6 Tap	Single Deck Pizza Oven	Water Cooler 5 Gallon	Draft System
Refrigerator X3	Bottle Cooler	TV 82" X2	Water Cooler Direct Connect	Stainless Table 48"
Prep Cooler 60"	Worktop Refrigerator 90"	DJ Lighting	POS	Utility Sink
Prep Cooler 30"	Dishwasher Hi Temp	EV Loudspeaker X5	Handwash Sink	Low Top Tables X5
Freezer	Metro Shelving 36"	EV Subwoofer X2	Misc. Decorations	Walk-in Cooler Refrigerator
Hand Wash Sink	Walk-in Cooler	Misc. Sound Equipment	Glassware	3 Compartment Sink

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Jamie Oldenburg**

772.286.5744 Office

772.370.6467 Mobile

Joldenburg@commercialrealestatellc.com

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com

# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	4,506	1 Mile	\$101,260	1 Mile	48.80
3 Mile	29,146	3 Mile	\$96,785	3 Mile	49.60
5 Mile	76,060	5 Mile	\$92,655	5 Mile	49.50

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,453	1 Mile	\$79,679	1 Mile	52
3 Mile	30,008	3 Mile	\$72,737	3 Mile	55
5 Mile	78,323	5 Mile	\$70,477	5 Mile	54

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Jamie Oldenburg**

772.286.5744 Office

772.370.6467 Mobile

Joldenburg@commercialrealestatellc.com

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com



# ZONING INFORMATION

## SECTION 5. B-1 BUSINESS DISTRICT

### 5.01 Purpose and Intent

The purpose and intent of this district is to provide suitable sites for the development of commercial activities of a community-oriented general office, retail and service nature in a centralized location consistent with the Town's adopted Comprehensive Land Use Plan.

### 5.02 Uses Permitted:

#### 1) Office uses, not limited to, but including:

- a) Brokerage offices: stocks, commodities and real estate
- b) Employment agencies
- c) Financial establishments: banks, savings and loans and credit unions
- d) Medical, dental and eye doctors, including other similar health related professions
- e) Professional services: accountant, lawyers, architect, engineer and like professionals
- f) Secretarial and stenographic services
- g) Studio schools: art, sculpture, dance, pottery and like instruction
- h) Travel agencies
- i) Other uses which are similar in nature to the uses permitted above

#### 2) Retail and Service establishments, limited to:

- a) Antique shops
- b) Appliance stores
- c) Art galleries
- d) Bakeries: Provided that any such use shall be limited to the preparation of products for on-premises sales and consumption only
- e) Barber, beauty, and skin care shops
- f) Bars and lounges
- g) Bath shops
- h) Bicycle sales, rental and repair
- i) Book and stationary shops
- j) Candy and ice cream shop
- k) Carpet stores
- l) Clothing stores, including specialty apparel item shops
- m) Copying services and printing shops
- n) Cosmetic stores
- o) Department stores
- p) Drapery stores
- q) Drug stores and pharmacies
- r) Dry goods stores
- s) Fabric stores
- t) Florists
- u) Food stores
- v) Furniture stores
- w) Garden supplies and plant nurseries
- x) Gift shops
- y) Hardware stores
- z) Health and exercise studio
- aa) Hobby and handicraft shops
- bb) Home furnishing store
- cc) Jewelry stores
- dd) Laundry and dry cleaning operations
- ee) Luggage and leather goods stores
- ff) Liquor package stores
- gg) Medical and dental laboratories
- hh) Motion picture theatre (indoors only)
- ii) Newspaper offices and stands
- jj) Novelty and curio shops
- kk) Office supply stores
- ll) Optical stores
- mm) Paint and wallpaper stores
- nn) Pet supply and pet shops
- oo) Photographic suppliers, processors, and studios
- pp) Post offices
- qq) Restaurants (fast foods)
- rr) Shoe repair shops

**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

**Jamie Oldenborg**

772.286.5744 Office

772.370.6467 Mobile

Joldenborg@commercialrealestatellc.com

**Matthew Mondo**

772.286.5744 Office

772.236.7780 Mobile

mmondo@commercialrealestatellc.com