# For Sell

## COMMERCIAL PROPERTY

**Charley Robinson**
**Broker**
225-313-9821
charley@homesteadrealtyla.com



57945 Main St | Plaquemine, LA 70764






**Denis Murrell**
**Broker**
225-335-0342
dmurrell@mmcre.com

MAESTRI·MURRELL INC.
REAL ESTATE

PROPERTY OVERVIEW

# An established bar & grill in downtown Plaquemine

Beerbellys has operated for about 10 years in the former City Café. The sale includes the real estate, operating business, established clientele, equipment, inventory, fixtures and décor. The 6,558 SF building contains a bar and grill, full kitchen, gaming/banquet room, and office/storage areas.

## PROPERTY DETAILS

| | |
|---|---|
| Building size | **6,558 SF** |
| Property class | **Commercial** |
| Parish | **Iberville** |
| Lot size | **0.08 acres** |
| Listing price | **$850,000** |



PROPERTY HIGHLIGHTS

# A turnkey business with room to grow

## BUSINESS + REAL ESTATE

| | |
|---|---|
| Operating history | **About 10 years** |
| Included in sale | **Business + property** |
| Also included | **Equipment + inventory** |

## BUILDING FEATURES

| | |
|---|---|
| Street-front entries | 3 |
| Restrooms | 2 public restrooms |
| Office | 1 |
| Protection + security | Sprinkler + alarm |

| | |
|---|---|
| **BUILDING SIZE** | **6,558 SF** |

- Turnkey operating business with established clientele
- Sale includes coolers, kitchen equipment, inventory, décor, fixtures, tables, ATM, and more
- More than 6,500 sq. ft. with three street-front entrances
- Antique brick walls, exposed beams, custom bar, and behind-the-bar cooler
- Ample public restrooms and sprinkler/fire suppression system
- Layout includes a bar and grill, central foyer and full kitchen, plus a gaming/banquet room with secondary bar and office, storage, and utility areas
- Most mechanical have recently been updated, including HVAC systems, ice machines, coolers, kitchen equipment, water heater and washer/dryer.
- Financial available upon request and signed NDA.

## LISTING SNAPSHOT

LIST PRICE

**$850,000**

POTENTIAL USE

**Bar, events or sublease**

INTERIOR PHOTOS

# Gaming Areas






INTERIOR PHOTOS

# Kitchen & Sitting Areas









INTERIOR PHOTOS

# Bar Spaces






## Location Map

