

# Retail - PUNTA GORDA, FL



**4021 Duncan Road, Punta Gorda, FL, 33982**

Offered at \$1,695,000

RARE LOCATION for this 1.916 ac property with a current use of Nightclubs, Cocktail Lounges, Bars. On navigable water w/830ft MOL of water front. Tiki Bar & Restaurant is a recently plan approved opportunity with waterfront access. Located on the corner of Riverside and Duncan Road with access from Peace River to Shell Creek to Hobson's Branch. A tremendous amount of thought and soul went into the design and dedication to the lengthy approval process. The main tiki exceeds 2300sf with additional waterside tiki of 200sf, as per Charlotte County. Water distribution and waste water facility is in place. Latest traffic counts is 14,300, up from 11,000 in 2017. Sale includes, property and fixtures. (Compiling full inventory) Plumbing upgrades and new small wastewater facility is fully permitted. Electrical service is a new 400A. Rip rap at waterline. New roof 2021. Approved plans were timely in process to acquire full approval and includes, dockage for 3-5 boats, designated parking spaces 34, approved for restaurant liquor license, outside dining, seating for 151. Plans for bandstand and serving bar. Freestanding buildings for kitchen, cool storage and restrooms. Parking and boat ramp.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.92 acre (lot size)

Built: 2007



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