



FAMOUS ICON IN CATERING

3305 Parental Home Rd, Jacksonville, FL 32216



VANGUARD REALTY



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FAMOUS ICON IN CATERING

\$999,000

MOTIVATED SELLER!! Take over the history of this wonderful catering business with fully equipped kitchens. A thriving business is there for an opportunistic entrepreneur. Buildings have offices, storage, fryers, hoods, several walk-in coolers & freezers. Large repeat clientele with long history of large gatherings & call backs. The owner is an icon in the catering business, but he wants to slow down a bit and semi-retire. He is turning away lots of business, but wants to help someone new take over. Owner will transition, train, or sell for new owners. He wants to keep his name & goodwill - & do one catering job per week while turning everything...

- Well established business with huge repeat clientele.
- Fully equipped with everything for high class catering.
- Owner willing to mentor in transition.



| | |
|----------------------|--------------------------|
| Price: | \$999,000 |
| Property Type: | Retail |
| Property Subtype: | Storefront Retail/Office |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 9.07% |
| Lot Size: | 0.41 AC |
| Gross Leasable Area: | 4,843 SF |
| No. Stories: | 1 |
| Year Built: | 1974 |
| Tenancy: | Single |
| Parking Ratio: | 3.1/1,000 SF |
| Zoning Description: | CRO |
| APN / Parcel ID: | 152708-0000 |
| Walk Score ®: | 37 (Car-Dependent) |

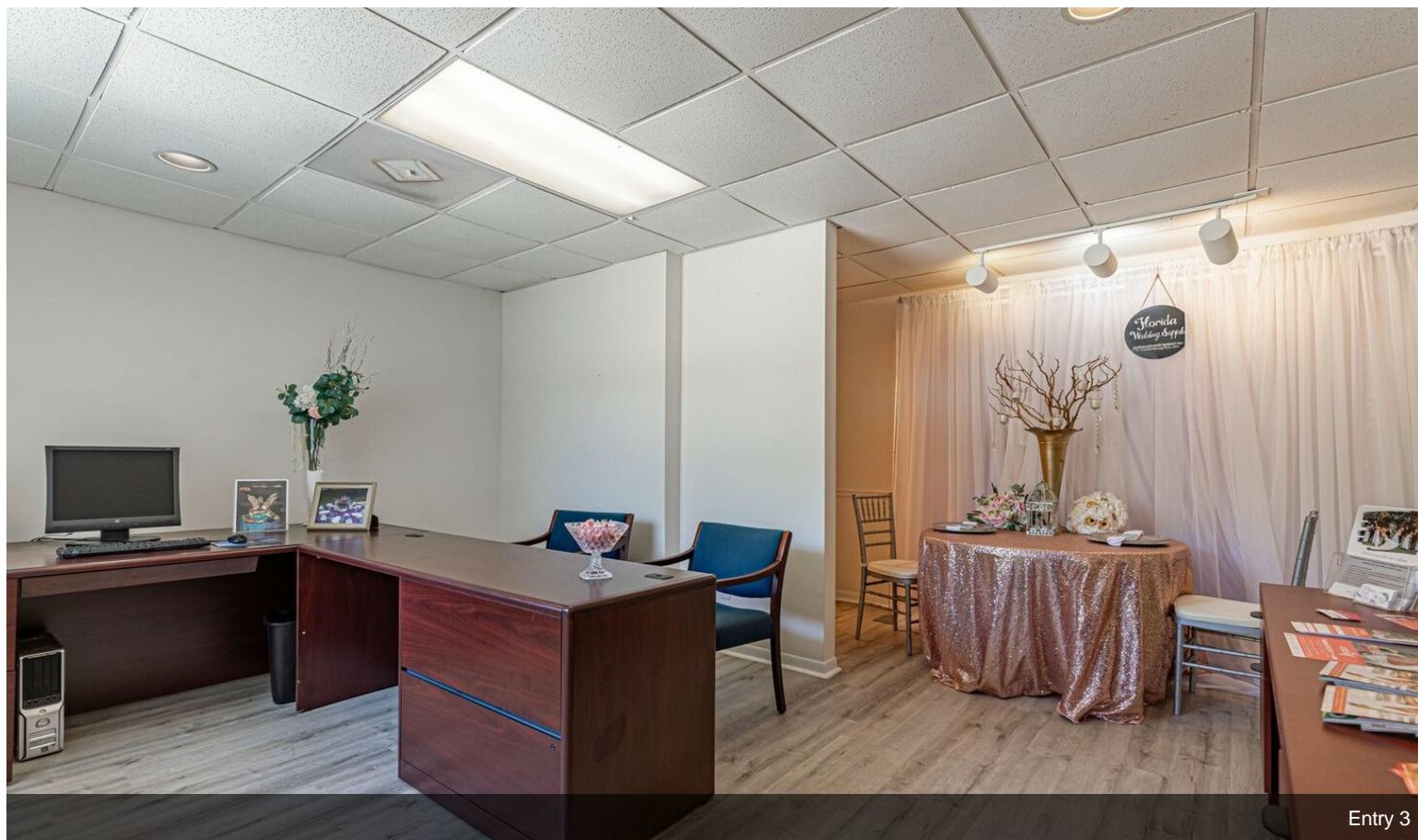
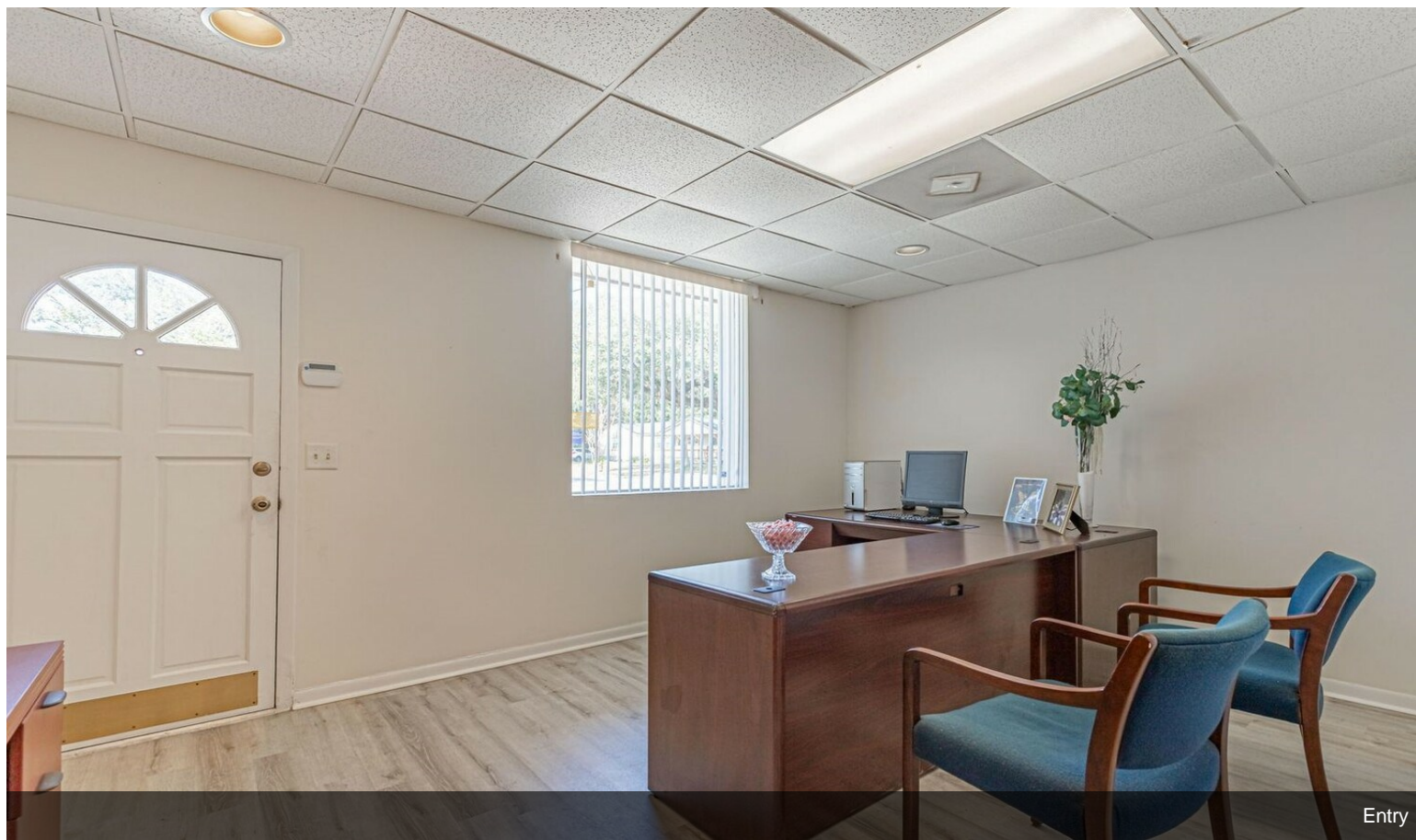
Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|----------|-------------|---------------|
| Davoli's | 2,748 | |

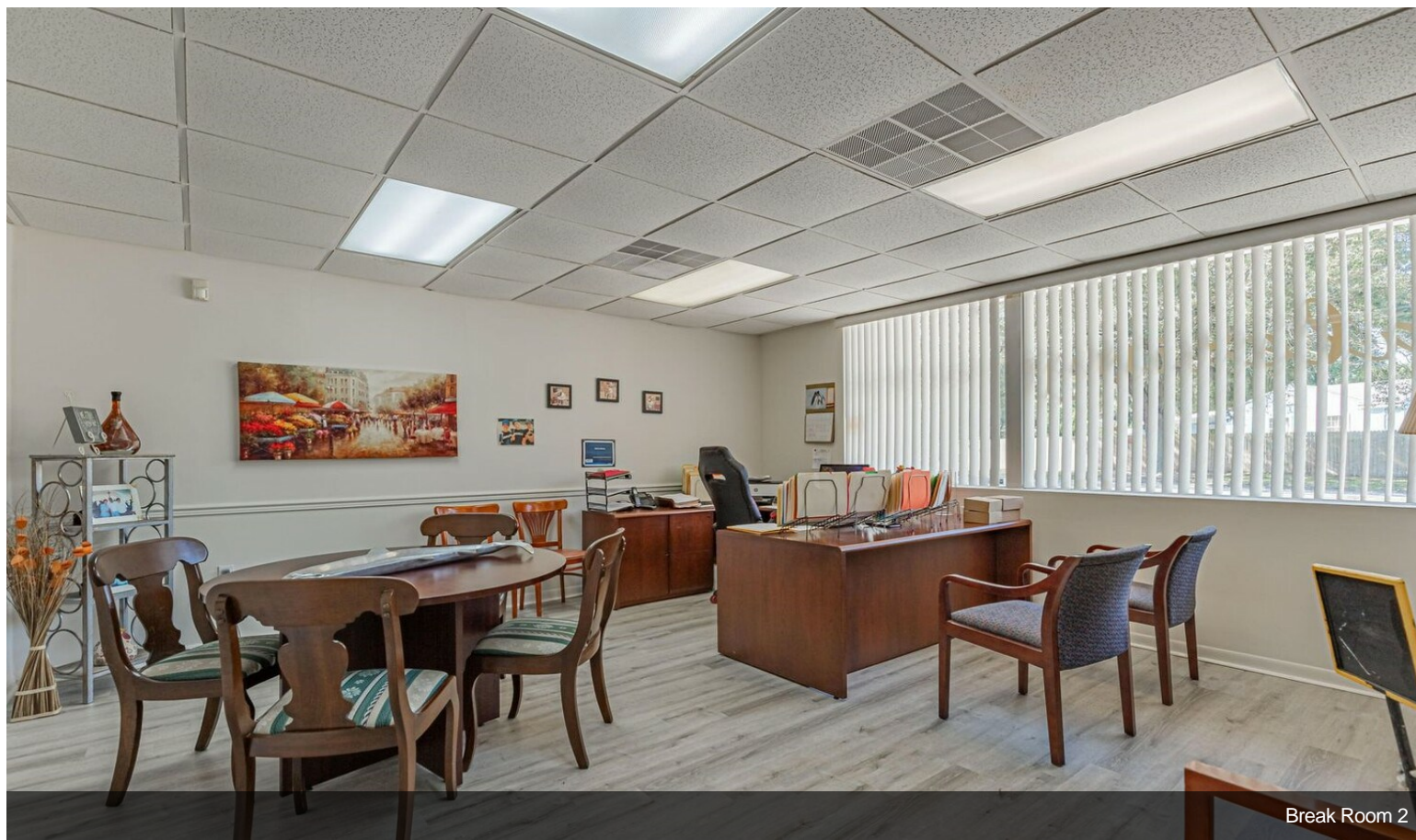


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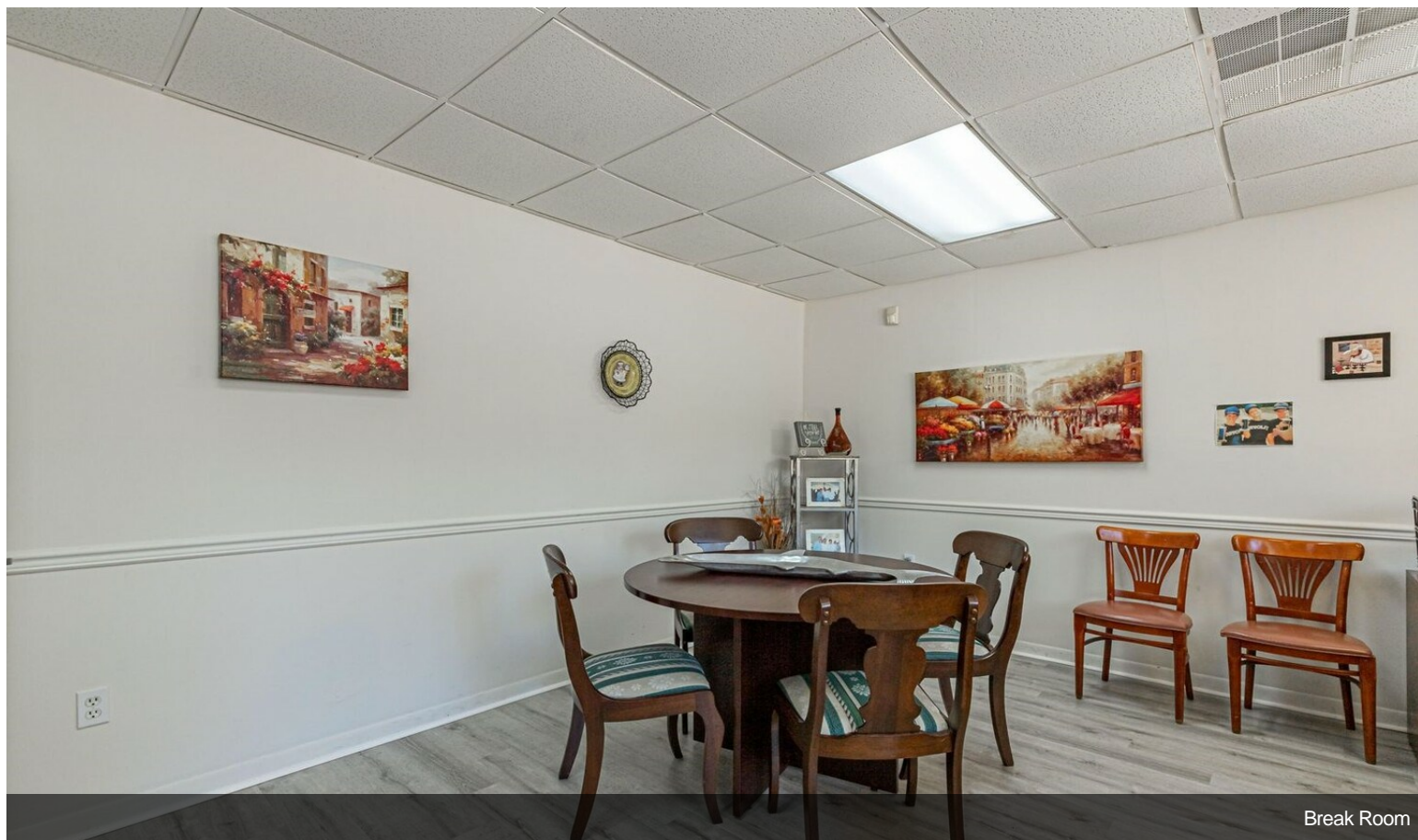
Property Photos



Property Photos

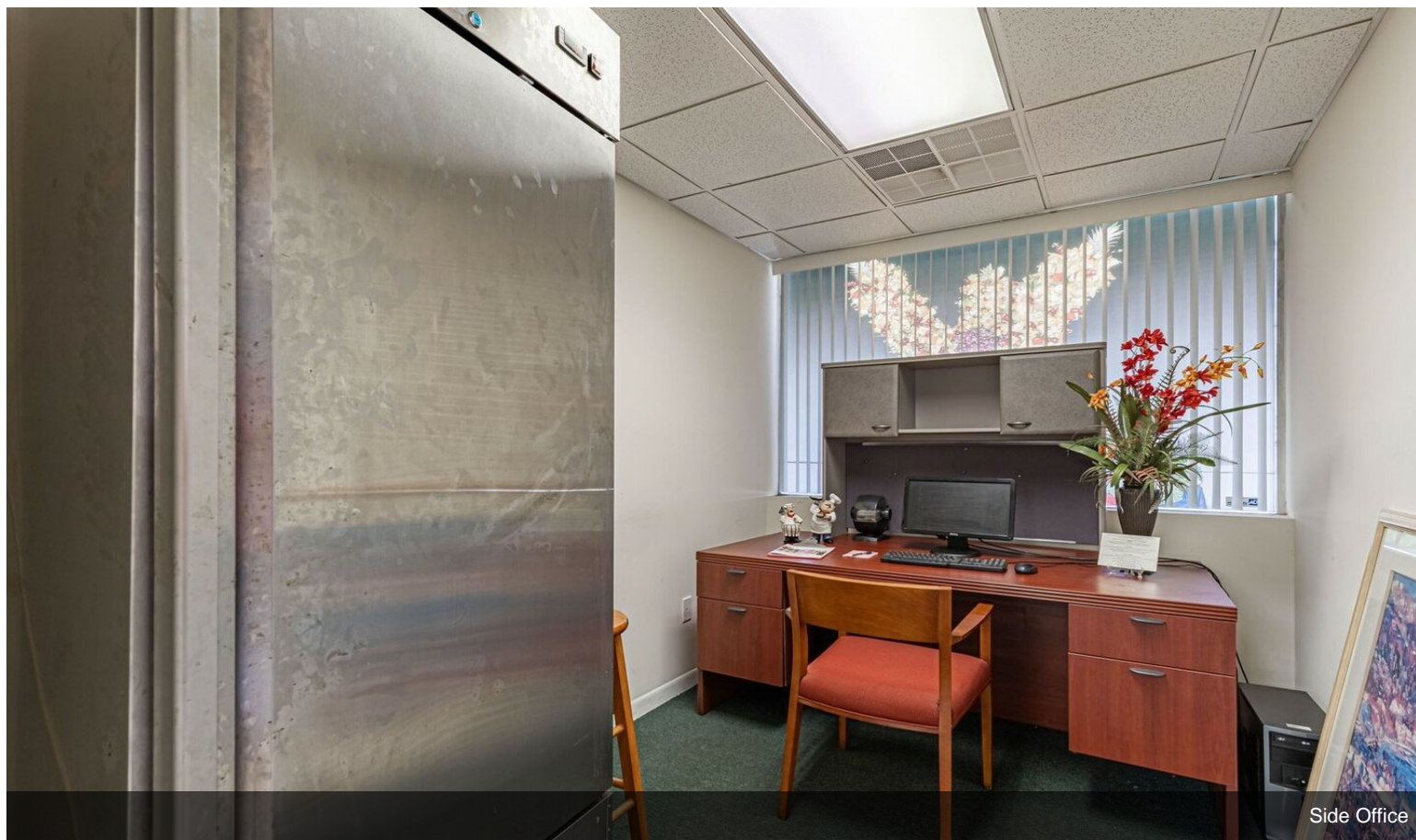


Break Room 2



Break Room

Property Photos



Side Office



Main Kitchen Ovens-Fryer-Hoods

Property Photos



Main Kitchen 2



Main Kitchen

Property Photos

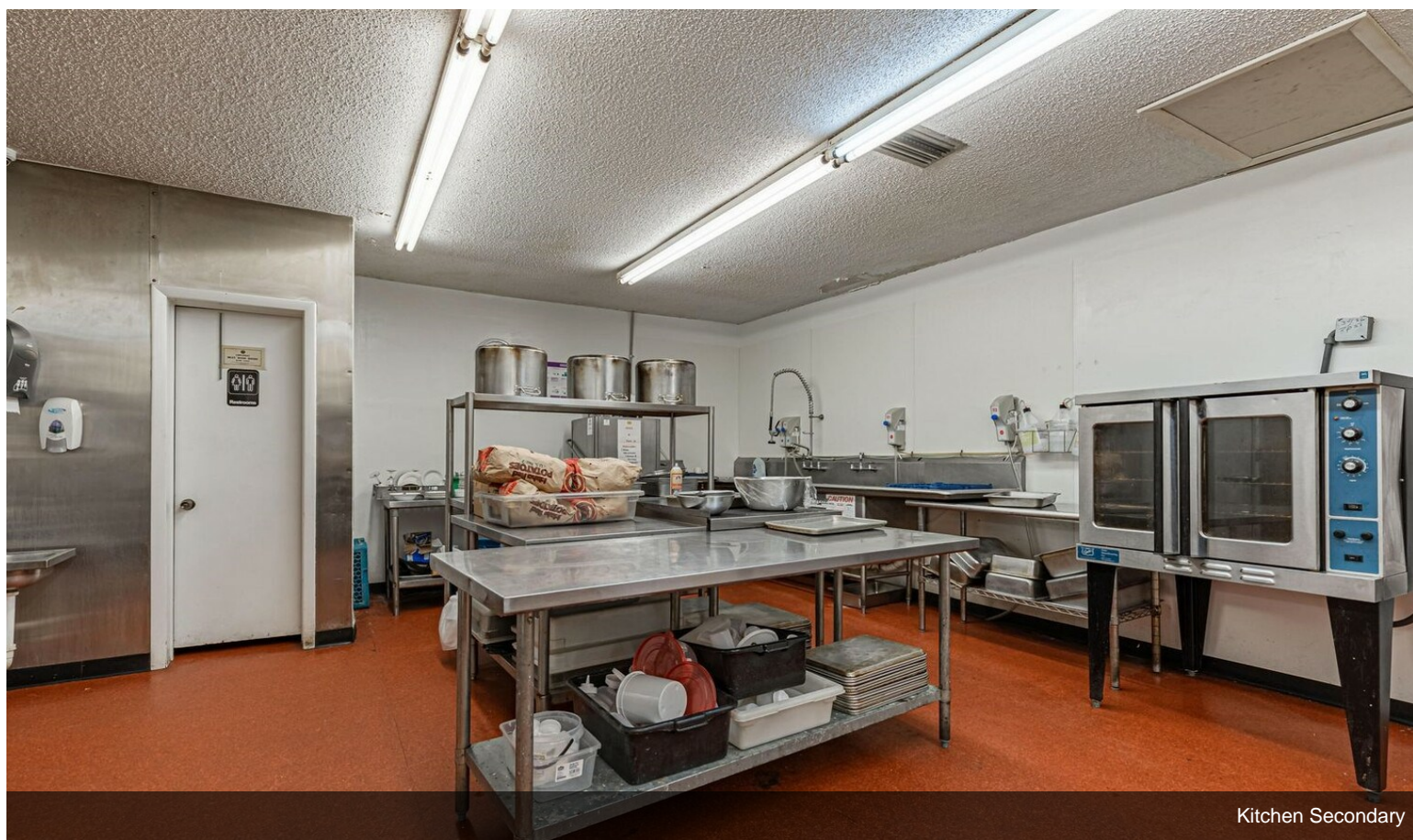


Back Prep Room



Dry Goods Storage

Property Photos



Kitchen Secondary



Kitchen Prep Secondary 2

Property Photos



Storage and Freezer



Pot & Dish Sink

Property Photos



Kitchen 3 - Prep



Kitchen Prep Secondary w-Walk-in

Property Photos



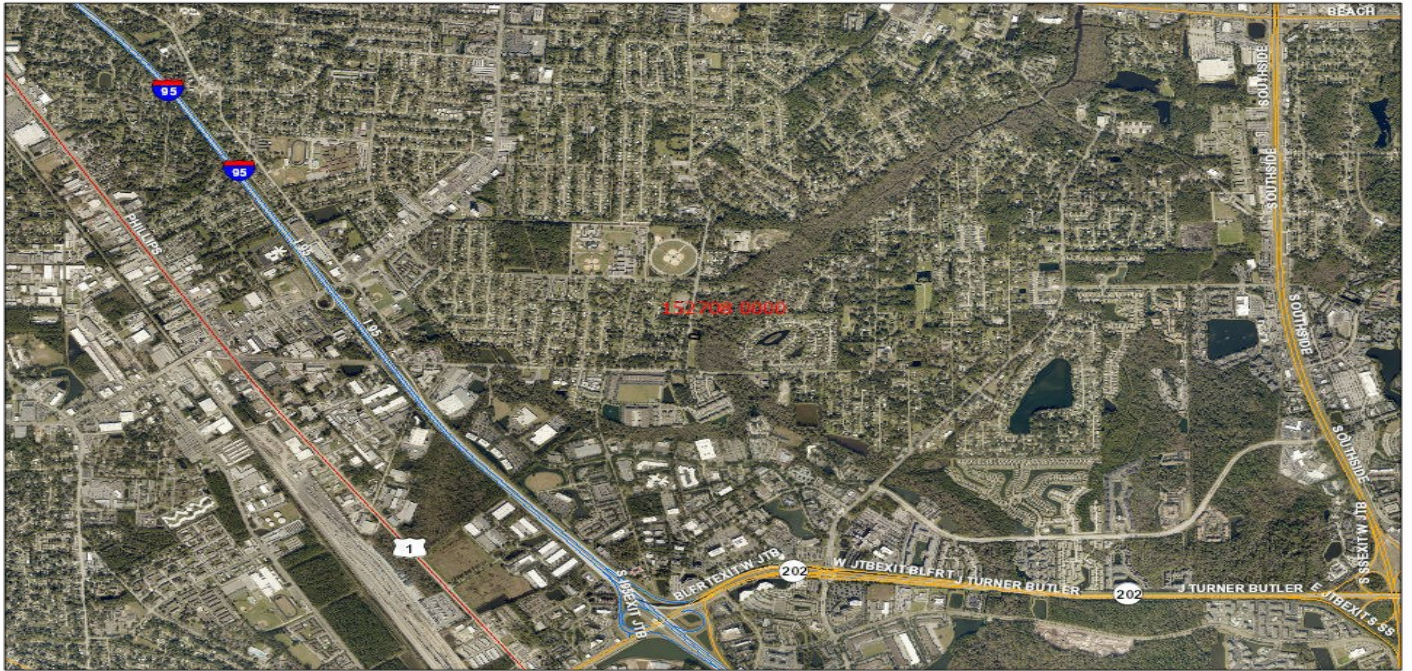
Walk-In Cooler 1 Interior



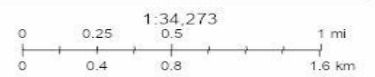
Walk-In Cooler 1

Property Photos

Duval Map



January 17, 2022



Building Photo

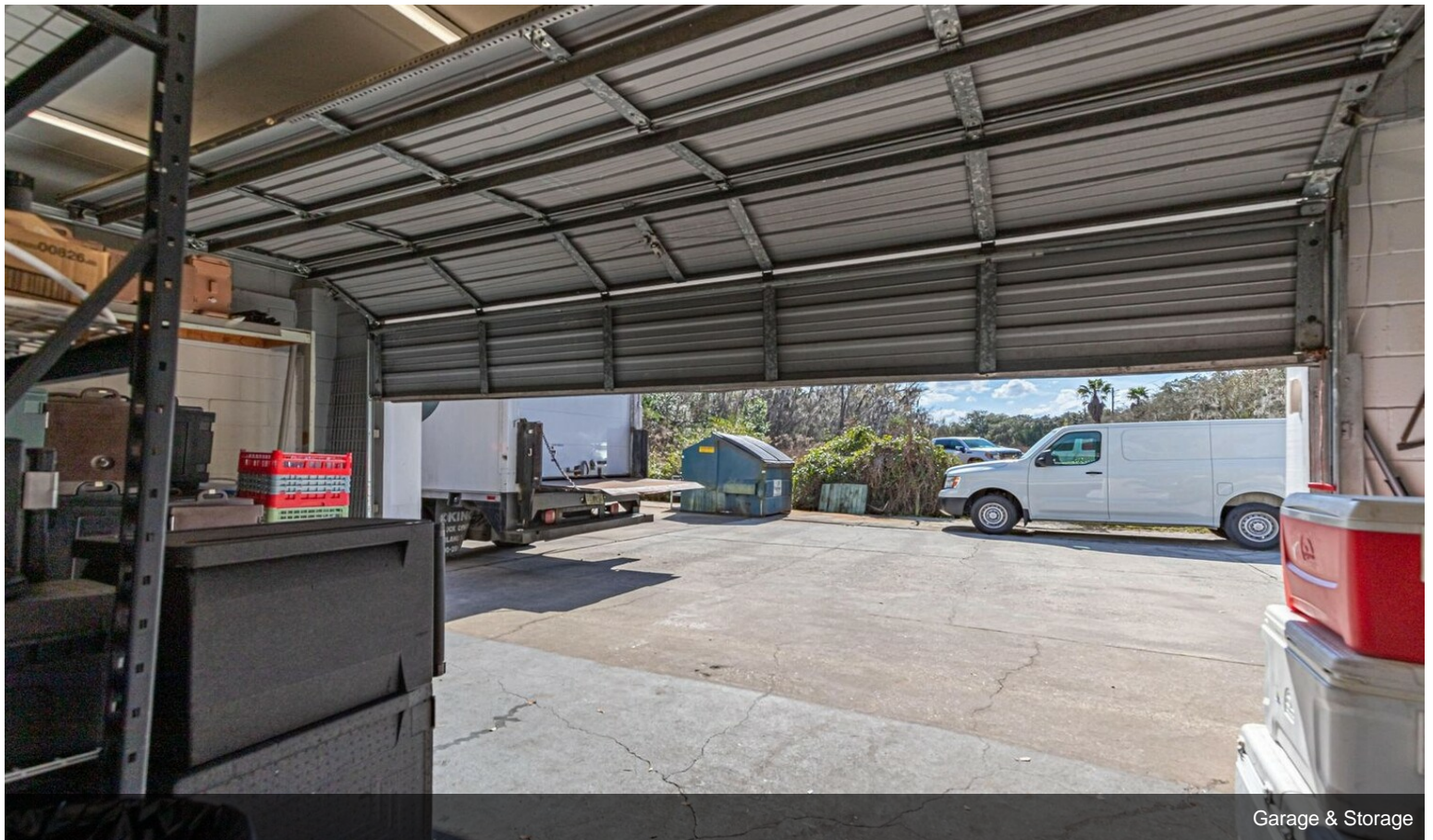


Extra Storage Room

Property Photos



Garage #2 & Storage



Garage & Storage

Property Photos

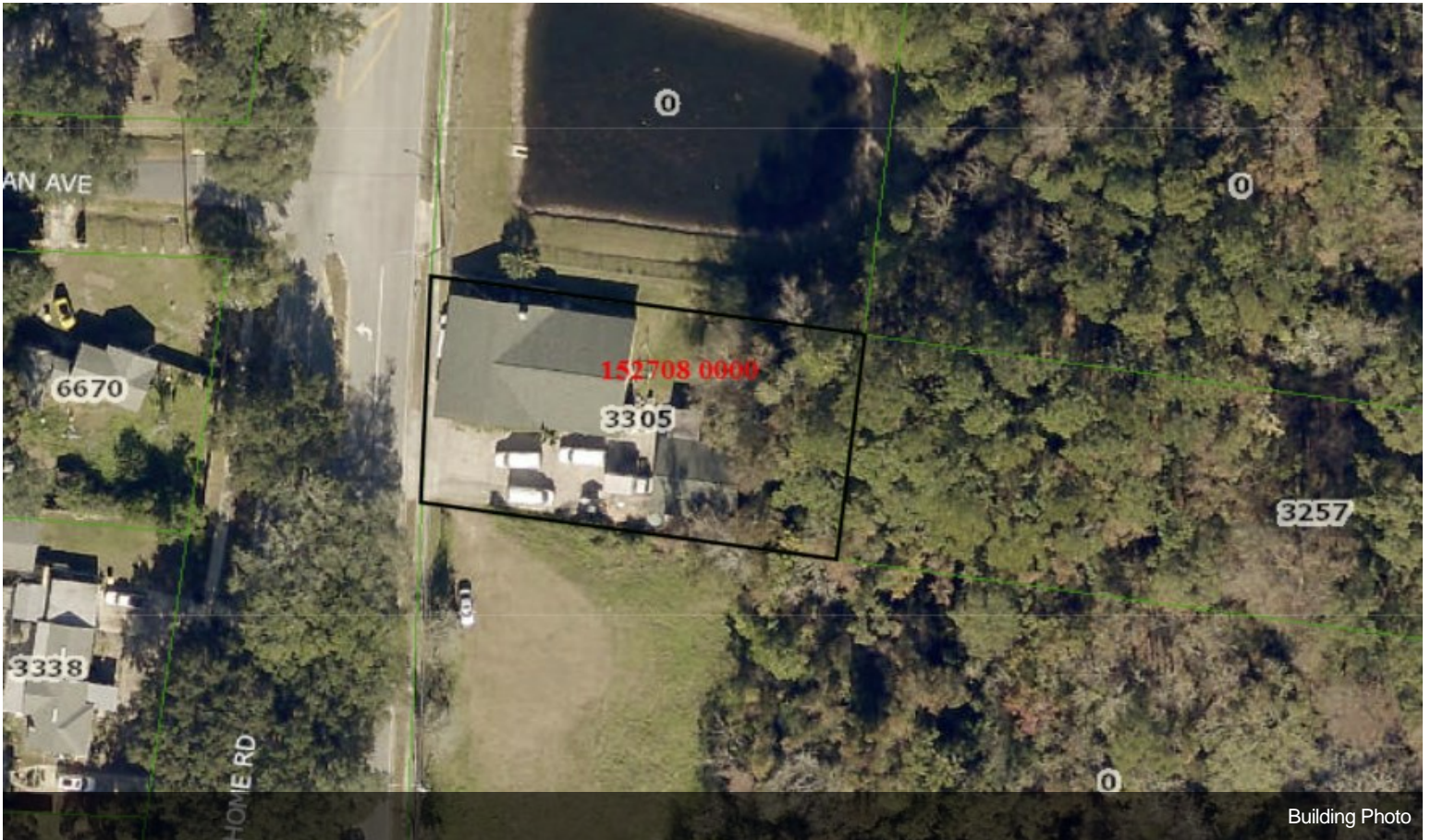


Rear Exterior View



Restroom 1

Property Photos



Property Photos

