

# Business Opportunity

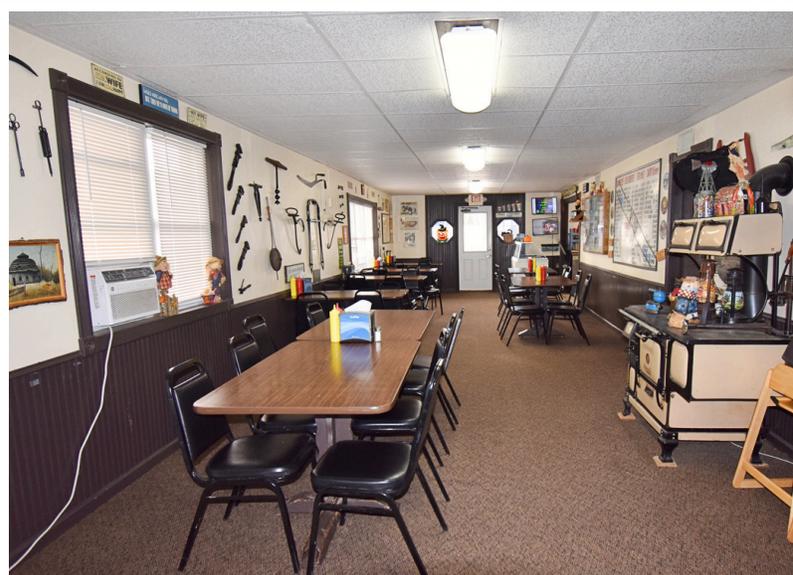
911 South St., Jesup





*Thank you for visiting*

Don't miss this rare opportunity to own a well-established ice cream shop and restaurant that has been a cherished part of the Jesup community for years. This turn-key business includes real estate, all equipment, and inventory—everything you need to continue serving local favorites from day one. The property features both indoor and outdoor seating, along with a convenient walk-up window for easy ordering. Situated in a highly visible location with approximately 5,500 vehicles passing by daily. The large corner lot provides ample room for parking and expansion.



## LISTING FEATURES

- List Price: \$325,000
- Turnkey Ice Cream Shop/Restaurant
- 2,492 Square Feet
- Built 1963
- .790 Acre (34,398 Sq.Ft.) Corner Lot
- Includes Real Estate, Business & Equipment
- Large Parking Area
- Forced Air Gas Heat/Central Air
- Membrane Roof/Wood Siding
- Gross Taxes: \$2,378.00/year



Other amenities include a walk-in cooler and a Arrtro Air freezer, great storage spaces, separate office with 1/2 bath and stack washer/dryer, water softener, spacious men's and women's restrooms, wireless internet.



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