

FORBES REALTY TCI

Conch Bar Commercial Compound, Middle Caicos



An exciting business opportunity located on the ocean shore, .5 acre lot, with whale watching at your door every January through March. Sale includes:

- Café with generous porch, interior seating area for 25, stand up bar, full size kitchen, outdoor storage shed and two bathrooms.
- Cottage is an open plan studio rental unit, with queen bed, twin bed, dining area and kitchenette.
- Shop/storage building 20' x 30'
- 20,000 gallon cistern

This is an established tourist site, with a terrific client base, formerly home to Daniels Café & Middle Caicos Co-op. Owners retired and selling at reasonable price, willing to help with start-up marketing as needed. Café currently under lease to SeaView Café providing steady monthly income – three month notice to terminate. Cottage rents at \$150/night, license to be renewed.

Asking \$495,000 USD