

EXCLUSIVELY LISTED BY: CURTIS SKOMP, CCIM, BROKER/ASSOCIATE

Lease Opportunity

423 Front Street-Upstairs
Key West, FL 33040

LOCATION HIGHLIGHTS

- **Restaurant/Bar opportunity in Heart of Tourist & Cruise Ship District**
- **Thousands of Tourists walk by daily**
- **Surrounded by beautiful, historic buildings**
- **Adjacent to Mallory Square and the nightly Sunset Celebration**
- **Prominent presence from corner of Front & Duval Streets**

PROPERTY HIGHLIGHTS

- **HRCC-1 zoning allows for Bars, Restaurants, Retail, Office, etc.**
- **Historic Harbor House Building is 125 years old**
- **8' X 46' covered balcony creates covered walk for sidewalk below & is highly visible by pedestrians from all directions**
- **Solid brick wall construction, 2 feet thick**
- **Past uses have been a bank, grocery store and warehouse, numerous specialty shops, offices and restaurant**
- **Wood floors, 12 ft. ceilings, tall windows & French doors**



OFFERING SUMMARY

Price	\$12,000/mos. NNN
Size	1st Floor 500 SF 2nd Floor 4,412 SF Total 4,912 SF
Term	Negotiable
Zoning	HRCC-1
Flood Zone	AE

Coldwell Banker Commercial Schmitt Real Estate Co.

LISTING OFFICE: 1442 Kennedy Drive, Key West, FL 33040

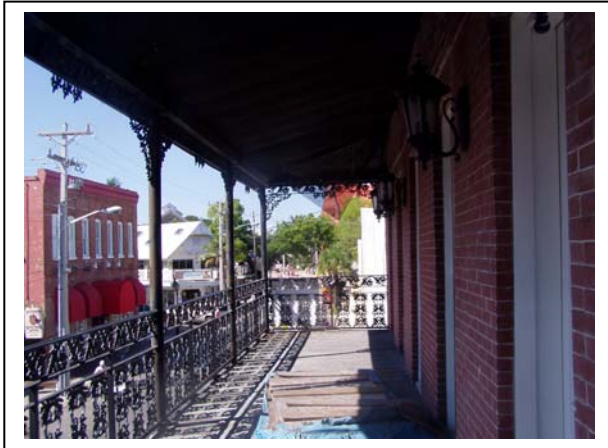
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www.Keywestcomm



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INVESTMENT OVERVIEW

Restaurant & Bar opportunity in the Heart of the Tourist District of Key West.

The Harbor House is a structure of historical significance in Old Town. It has undergone five major changes in size, resulting in its formidable presence on Front Street.

Having survived the 1886 fire, it was again ravaged by fire in March, 1984. The second floor was completely destroyed. Most of the outer walls were still standing. It was rebuilt both times.

Uses of the building include several banks, a grocery store and warehouse, specialty shops of various types and a French restaurant Chez Emile

