



## TIME FOR GRIFFIN TAVERN & RESTAURANT TO REACH NEW LEVELS OF SUCCESS AND PROFITABILITY



- ORIGINAL 1850 STRUCTURE MORE THAN DOUBLED IN SIZE, ARCHITECTURE AND IMPROVEMENTS

In 2003, the owners gutted the interior structure of the original historic home they purchased and rebuilt it to above-standard specifications to serve their restaurant / tavern long term goals. Today the structure stands solid and ready for additional expansion. From 2003 through 2016, steady maintenance and improvements have been made including multiple additions to the extensive landscaping; parking lot expansion and lighting; metal roof replacement (2008); HVAC replacement (2013); septic system overhaul; addition of storage shed; DVR system and steady updates to kitchen equipment, refrigeration and storage.

- THREE COZY DINING AREAS SERVE CUSTOMERS

On the ground and second floors, guests can choose from the Rappahannock, Garden, Hunt or Resettlement Rooms for dining pleasure. Each has its own unique touches of stone fireplaces, warm wood accents, and lovely old oak floors. The tables and chairs were all hand made of artisan-turned and polished cherry.

- POPULAR "CHEERS" STYLE BAR IS FAVORITE OF REGULARS AND TOURISTS ALIKE

Regulars grab their own signature mugs hanging from the ceiling and settle in for their favorite beers on tap. The Bar delivers such a friendly atmosphere that strangers soon become friends as they order regional wines or savor a custom cocktail served up with friendly conversation. Seasonal foods ... everything from fish & chips, local sausages, great burgers and shepherd's pie, to Mary Frances' home made pies ... bring customers back time after time.

- A PROFITABLE TURN-KEY BUSINESS

Complete detailed financial records are available for review which show the restaurant and bar's steady growth, as well as providing a thorough listing of all improvements and restaurant furniture, fixtures and equipment ... all of which convey with the sale.



**THIS IS A PRIME TURN-KEY OPPORTUNITY  
TO PURCHASE A SUCCESSFUL BUSINESS,  
ALL REAL ESTATE AND FF&E**

• **OUTDOOR PATIO OFFERS FANTASTIC VIEWS**

This charming outdoor space which seats nearly 40 is also pet friendly. Here a steady stream of hikers, bikers, seasonal tourists and local residents enjoy the rural countryside and quaint buildings that surround GRIFFIN TAVERN.

• **TALENTED CHEF, SOUS CHEF, PASTRY CHEF AND FRIENDLY WAIT STAFF MAKE THE PERFECT TEAM**

Many of the highly professional staff on board have been there many, many years. They know what GRIFFIN TAVERN stands for and they deliver that promise daily. Most importantly they are committed to carrying on that GRIFFIN TAVERN ambiance as it grows and changes with new ownership. They are dedicated employees who are determined to stay on and carry on the family nature of the operation.

• **UNTAPPED POTENTIAL AND INCREASED REVENUES AWAIT AN INSPIRED NEW OWNER**

The current owners have built a solid, successful business with skill, passion and hard work. This has been their dream and they hope the next owners will take the operation to new heights. They've made the decision to sell their successful business to allow them time to pursue travel and new adventures, but they plan on staying in Rappahannock County as residents and will be available to assist the new owners in many important areas, if needed.

• One example of potential expansion for the new owner is the popular and profitable Bar. Because the current owners built it so substantially, an entire second story or upper deck can be built upon the existing space, doubling seating capacity from 50 to 100 or more, while creating a new and attractive upper deck feature.

• The second floor with its appealing gallery space has untapped potential for special events, as do the beautiful outdoor grounds.

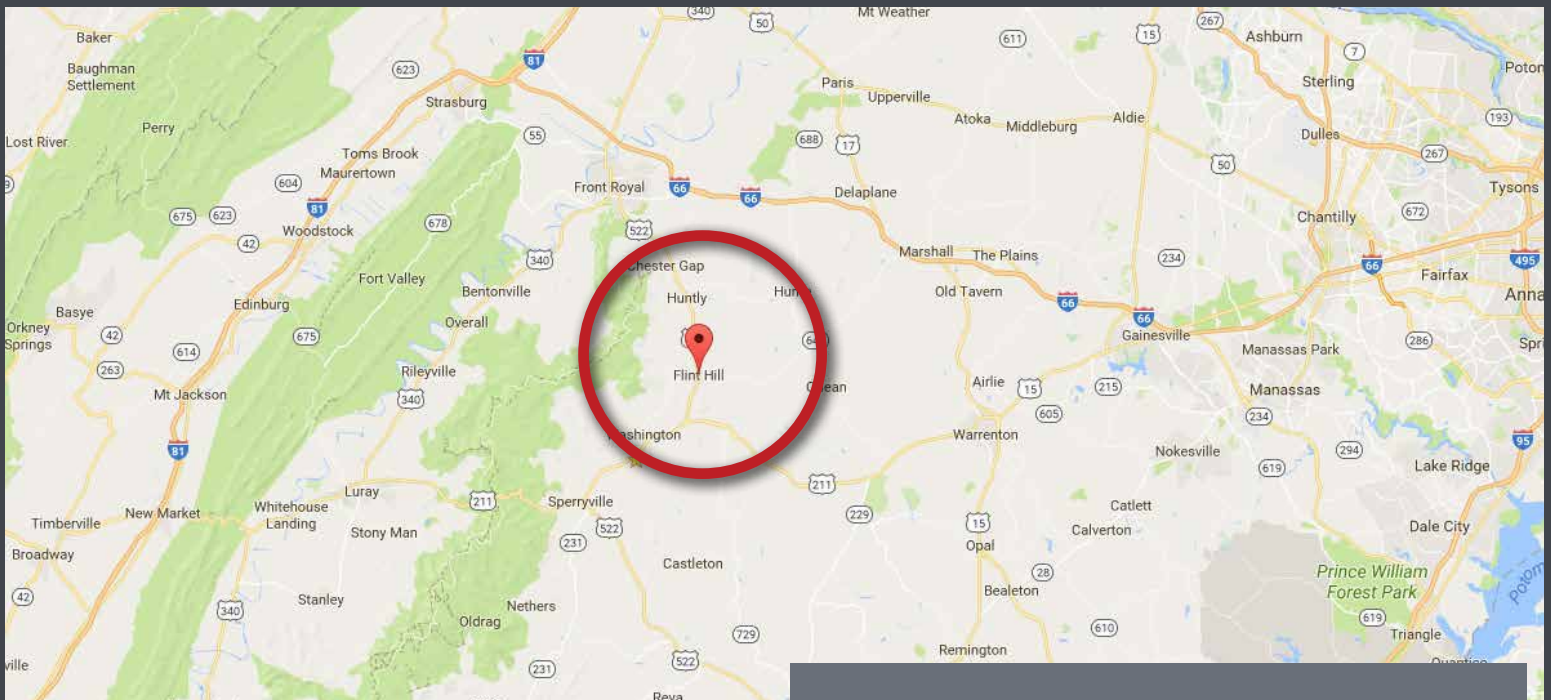


# FOR SALE PRIME OPPORTUNITY

**659 Zachary Taylor Highway  
FLINT HILL, VA 22627**



**A SUCCESSFUL TURN-KEY BUSINESS EASILY ACCESSIBLE BY TOURISTS IN A 500 MILE RADIUS**



Located in FLINT HILL in the foothills of the Blue Ridge Mountains and Shenandoah National Park, GRIFFIN TAVERN seasonally draws tourists, hikers, bikers, country week-enders and year-round local residents. Only 75 miles west of Washington, DC, travelers also come from Charlottesville, Winchester and other Virginia locations, as well as from West Virginia, Maryland, Pennsylvania, New Jersey and New York. FLINT HILL is a destination for people of all ages seeking to discover a relaxing, friendly, scenic way of life. **Purchasing GRIFFIN TAVERN & RESTAURANT's** turn-key operation and real estate package in this established location, offers a unique opportunity for a profitable entry into this authentic market.

## REAL ESTATE PACKAGE:

- BUILDING SF: 7,717 - Restaurant, Bar, Kitchen, Storage, Basement, Public Space, Mechanical Space, Porches, Decks, Patio
- SEATING CAPACITY: (Total) 158
- PARKING CAPACITY: 58
- INCLUDES ALL FF & E

**ASKING PRICE N : \$1,400,000**

FOR COMPLETE FINANCIAL INFORMATION AND TOURS, CONTACT:

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