

Category	: Restaurants	SIC	: 5812	
Detail	: Gourmet Dining	Price	:	300,000
County	: Walton	Down	:	300,000
State/Prov	: Florida	Disc Earn	:	115,000
Country	: USA	Sales	:	835,000

Upscale French Dining Restaurant – E2 Visa Eligible – Northwest Florida

E2 Investor Visa Eligible – Elegant French Restaurant in NorthWest Florida

This refined French restaurant, opened in April 2024, has already become a standout in one of NorthWest Florida’s most upscale communities. With its chic ambiance, high-end concept, and authentic cuisine, it has quickly built a loyal clientele of locals and visitors seeking a sophisticated dining experience.

Financial Performance:

- Profitable within its first year of operation
- 2025 monthly sales consistently exceeding **\$75,000+**
- First tax return (covering only 9 months) already reflects solid results

Operations & Growth Potential:

- Currently open **5 evenings per week**
- Immediate expansion opportunities: add **lunch service, weekend brunch, delivery, catering, or private events**
- Positioned in an affluent area with strong demand for fine dining

Highlights:

- Turn-key operation with elegant design and top-quality equipment
- Rapidly growing revenues and established reputation despite being new
- Perfect for an **owner-operator, experienced restaurateur, or investor**
- Qualifies for the **E2 Investor Visa** – an excellent path for international buyers

This is a rare opportunity to acquire a profitable, high-potential restaurant in a prime Florida location. The foundation is already built – all that’s left is to expand and watch it grow.

Reason for Sale	: Moving
General Location	: Santa Rosa County
Organization Type	: 'LLC' Hours Owner Works: 35
	: Years Established: 2 Years Owned: 2 Emp FT: 5 Emp PT: 0 Mgrs: 0
Non Compete	: Miles: 10 Years: 5 Weeks Training: 2 Cost: 0
Operating dys/hrs	: Tuesday to Saturday - 5 PM-9 PM
Skills/Licenses	: Management skills
Business is	: Relocatable: N Home Based: N Franchise: N Lender P/Q: N

Data Source	P/L Statement	Tax Return	
Year (Cash Flow)	2025 (N)	2024 (N)	(N)
Gross Revenue	835,000	461,210	0
Cost of Goods	320,000	214,290	0
Gross Profit	515,000	246,920	0
Expenses	400,000	298,922	0
Net	115,000	-52,002	0
Owner Salary	0	41,256	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	30,405	0
Other	0	9,564	0
Discretionary Earnings	115,000	29,223	0

Accounts Rec	0	N*	Real Estate	0	N*
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Inventory	5,000	Y*		0	N*
F F & E	90,000	Y*	Total Assets	95,000	Y*
Leasehold	0	N*		*Included?	

Lease/Month: 3676	Square Footage: 900	Building Type:
Terms and Options:	Expiration Date:	12/31/2026

Loan/Assumable	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00

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Sophie

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