

JOHNSON COMMERCIAL



Offering Memorandum

The Old General Store Steakhouse & Saloon

RESTAURANT & EVENT CENTER | 104 MCNAUGHT RD S, ROY, WA 98580



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Property Description



The Old General Store Steakhouse and Saloon is an historic landmark that has been a successful restaurant with live music and dancing for 30 years. The ownership now opens the restaurant just two weekends a month so that they can enjoy their retirement, but a new owner could step in and fill the area's high demand for more food service and entertainment. The performance stage and original wood dance floor are just one highlight of the interior.

The restaurant features a full, well-organized, turn-key kitchen, complete with upright freezer, ice machine, 2-door reach-in refrigerator, walk-in-cooler, Wolf 4-burner gas range, convection oven, Type 1 hood, grease interceptor, plus kitchen equipment, cookware, and tableware. For function and culinary creativity, this kitchen is a chef's dream.

The building has two, rented residential apartments on the second floor, which could provide options for owner-occupancy, caretaker housing, or short-term accommodations. One apartment is a 2,500sf two-bedroom unit and the other is a one-bedroom apartment. Both are rented on a month-to-month basis.

Outdoor amenities include a spacious and enclosed, park-like garden with covered seating, which is accessible both from the dining area and street entrance. The property has been carefully updated since its 1995 remodel, with ongoing enhancements that preserve its rustic charm and historical character.

With its combination of hospitality, residential, outdoor, and event spaces, the Old General Store Steakhouse and Saloon represents a unique opportunity for those seeking a versatile and historic property with the potential for multiple revenue streams.



Opportunity

- The Old General Store Steakhouse & Saloon will set you up to succeed with its potential for numerous commercial uses. Its fully equipped commercial kitchen is just one of the many benefits.
- The building footprint is 7,835sf, which includes the main floor's dining room with original wood dance floor, bar, stage, and kitchen.
- The grease interceptor has its own mini-sewage treatment plant onsite.
- The property features a partially fenced garden area and out-buildings as well as spacious patio seating on a poured slab.
- Two income-producing residential apartment units are on the second floor.

Offering Price

- Offering Price: \$1,299,000.00
- All cash or terms acceptable to seller, including potential seller financing.

Property Information

- Property Address: 104 McNaught Rd S, Roy, WA 98580
- Building Size: 7,835sf (footprint).
- Additional 3,000sf of apartment homes (2) on the second floor.
- Lot Size: 18,000sf.
- Zoning: Commercial (C)
- Parcel No: 570500-0-060
- Confidential. Do not view without appointment. Please call Broker to schedule a tour.



Dining Hall/Reception



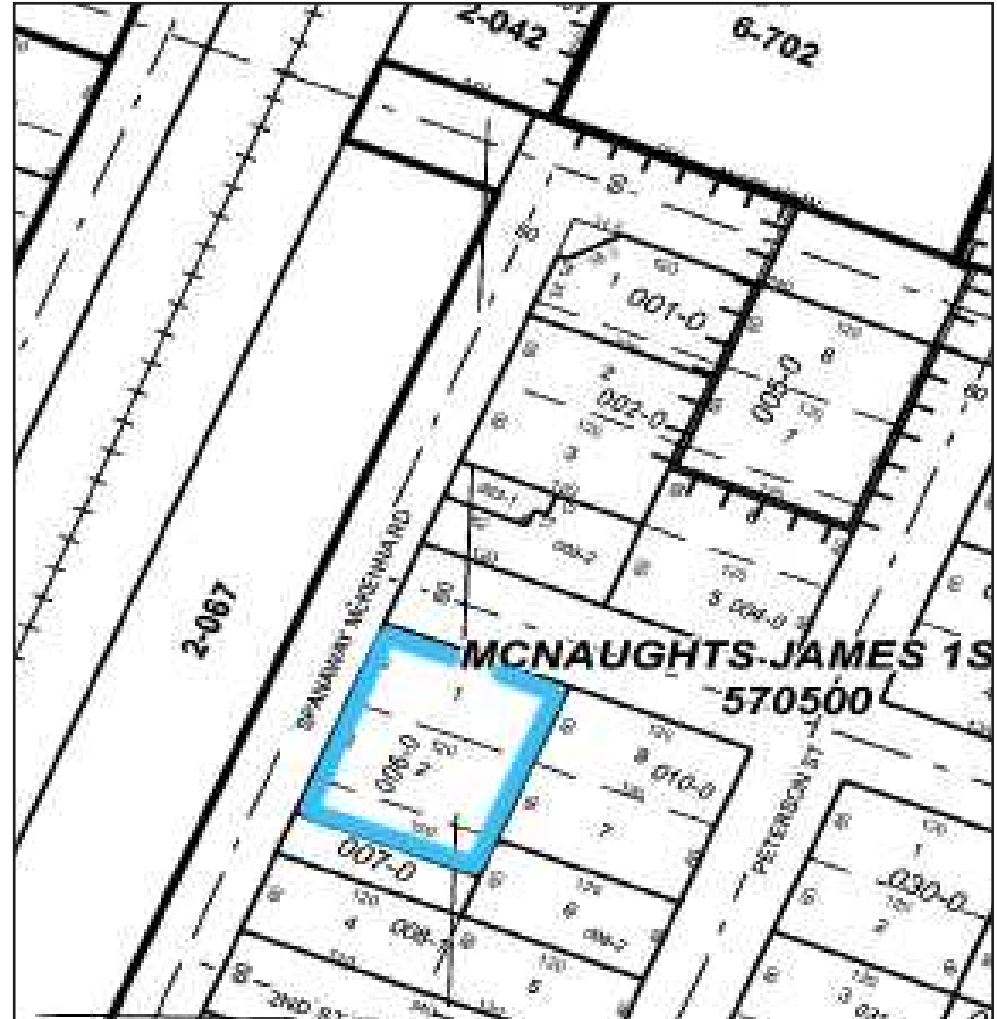
Stage



Full Kitchen



Patio/Outdoor Seating





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Disclosure

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.