

STONY POINT MARKET RETIREMENT

Auction

SUNDAY FEBRUARY 12TH @ 1PM

IN PERSON AND ONLINE BIDDING



**One Bid for Real Estate, Furniture, Fixtures,
Equipment, Inventory & Business!**

After ten fun years of family ownership, the current Stony Point Market owners are retiring! This is an opportunity for you to bid on this awesome community-supported business and take it to its next level!

Immediate Revenue Producing Business

- Located in Albemarle County (Stony Point) VA
- In operation since the 1930s
- Uniquely situated on the commercial property between Barboursville and Charlottesville.
- Fully remodeled in 2005 (breakfast, lunch, and dinner for dine-in or take-out)
- ABC On /Off
- The new side door provides access to two large, covered decks and a shed for additional storage.
- Decks and big yards are great for casual outdoor dining as well as hosting crowds

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Realty & Auction Group

PETE RAMSEY 434-258-6611

Auction

AUCTION: SUNDAY FEBRUARY 12TH @ 1PM

PREVIEWS: FRI 1/27 & WED 2/1 1PM TO 2PM

Address: 4370 Stony Point Rd, Barboursville VA 22923

Interior highlights:

- Completely remodeled (2005) by local craftsman/restoration specialist Biery Davis (Burnley Restorations). Among other enhancements were a new foundation and colored cement floor, new interior wood paneling and exterior, fire resistant Hardie Plank siding.
- 1210 sq ft which can be expanded to 4000 sq ft. A new owner could petition the county for even more space if desired.
- Large wooden bar/lunch counter.
- ABC On/Off (currently licensed for beer and wine, transferable to new owner)
- New video surveillance and security system (202 I) with a convenient app for phone monitoring.
- Upgraded exhaust and fire suppression system (2014), fully up to code.
- Large grill, slicer, and deep fry
- An extensive water filtration system
- Substantial refrigerator/freezer space
- Stainless steel commercial-grade kitchen sink
- Large ice maker (can sell your own bagged ice)
- Restroom

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Sales manager: Pete Ramsey 434-258-6611 or the Counts' headquarters 434-525-2991

Directions: Approximately 10 miles north of Charlottesville on Rt. 20 and approximately 5 miles south of Barboursville on Rt. 20

Additional information: check our website for more details on property information and online bidding registration, www.countsauction.com

Terms: 10% Buyer's Premium added to the high bid, 10% deposit due on sale date with the balance due at closing in 30 days. Real Estate taxes will be prorated as of closing date.

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Broker Participation: 2% Brokers must register their client no later than 1:00pm Friday February 10th. Contact our office or sales manager for additional details.



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