

## Business Overview

**Business Name:** Sunnyside Inn, Inc.  
7849 St. Rt. 219  
Celina, OH 45822

**Business Type:** Restaurant and Bar

**Established:** 1967

**Revenue:** \$667,462.00 – 2021  
\$659,470.00 – 2020  
\$674,400.00 - 2019

**Price:** \$465,000.00

**Seller Name(s):** Terry and Donna Temple

**Reason for Sale:** Owners would like to retire

**Assets you are buying:** All Equipment, Goodwill and Real Estate for \$465,000

**Liquor License:** D-5 Sunday Sales, D-6 Liquor to 2:30AM

### Executive Summary:

Sunnyside Inn, Inc. is located “waterfront” on a channel off Grand Lake St. Marys in Celina, Ohio. Sunnyside Inn is a well-established restaurant and bar well known for its neat and tidy atmosphere and fine food. Dine inside or outside on its large concrete patio, pull your boat up to the seawall and have a drink or stay for a meal. A convenient drive-up window also allows for pick of food to go. Sales include a D-5 and a D-6 liquor license. This is a turnkey business with the purchaser buying all of the current assets, inventory and the real estate. Store hours are as follows:

<b>Store Hours:</b>	Monday	Closed
	Tuesday	Closed
	Wednesday	11AM – 8PM
	Thursday	11AM – 8PM
	Friday	11AM – 8PM
	Saturday	9AM – 8PM
	Sunday	9AM – 8PM

## Sunnyside Inn, Inc. Asset List

- 60" gas range w/2 ovens
- (2) deep fryers 90lb
- (1) deep fryer 45lb
- Table top grill
- Ice cube machine
- Dishwasher
- Pizza prep table
- Sandwich prep table
- (2) One-door reach in freezer
- Two-door reach in freezer
- Reach in cooler 23 cu. ft.
- Meat slicer
- Meat grinder
- Walk-in freezer
- Walk-in cooler
- Countertop oven
- Oven
- Portable filtration systems
- (7) Tables
- (3) Microwave ovens
- 3 department sink
- Three-door beer cooler
- (14) barstools
- Small refrigerator
- (30) tables
- (95) chairs
- Floor scrubber
- (3) high top tables
- (5) low top tables
- (23) high top chairs

The following information has been secured from the Seller. Weigandt Real Estate in no way guarantees the accuracy of the information, nor does it warrant any assumptions as true and correct. 5

- (30) low top chairs
- Gazebo
- (2) freezers
- Water softener

**Listing ID #4000**

**Listing Agent: Todd Weigandt  
(937) 538-0156**

## **REAL ESTATE OVERVIEW**

**SELLER:** Terry and Madonna Temple  
DBA: Sunnyside Inn, Inc.

**ADDRESS:** 7849 St. Rt. 219, Celina, OH 45822

**SQUARE FOOTAGE:** 2856 Square Feet

**LOT SIZE:** .95 Acre – Approx. 170' wide, Approx. 245' Depth, waterfront

**TAXES:** \$2,579.76/year

**TYPE OF HEAT:** Gas forced air, two systems, natural gas

**CENTRAL A/C:** Yes, three rooftop A/C units

**RESTROOMS:** Men's – 6'6" x 14' – Handicap Accessible  
Women's – 9' x 14' – Handicap Accessible

**Seawall & Patio:** 194' of concrete seawall with 4' concrete cap. Concrete Patio – 18' x 70'  
and 16'6" x 41'6"

**ELECTRICAL SERVICE:** 120/240 Volt, 400AMP, Single Phase

**DINING AREA:** 30' x 57'

**KITCHEN AREA:** 22' x 30' with drive-thru window

**BAR AREA:** Seats 14 bar stools

**NOTES:** Great opportunity to purchase this very well established restaurant/bar located on Grand Lake St. Marys. This purchase includes all equipment, business goodwill and the real estate. Commercial building is in good condition with recent remodel in 2007. Plenty of off street parking, 194' of concrete seawall for waterfront boat parking, drive-thru window for food order pick-up, room to seat 114 people inside and 50 people outside on the large patio and gazebo area. This is a very nice property. True turnkey purchase with assistance from the sellers.

**BUYER/BROKER CO-OP: 2.4%**

**SELLING PRICE:** \$465,000.00

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