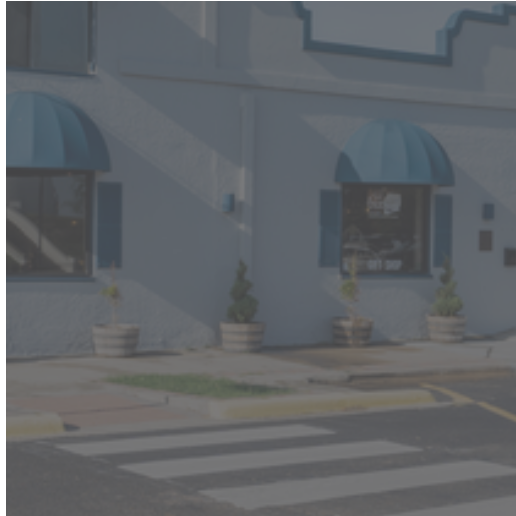


RETAIL PROPERTY FOR SALE

MARCELLOS OCEAN GRILLE & SPIRITS



110
N TARVANA STREET
PORT ISABEL, TX



Located on Highway 100, just 2 Blocks from Queen Isabella Causeway, Marcellos Seafood Grille offers +/-200 occupancy including outdoor and bar seating. Recently Renovated with new Menu, Exterior and Interior Improvements with shared Parking with Historic Port Isabel Lighthouse. Asset is being sold turn-key with Business, Furniture, Fixtures, Equipment and Inventory. +/-6,000 sf



Commercial Real Estate in the Rio Grande Valley

FOR SALE MARCELLOS OCEAN GRILLE & SPIRITS

EXECUTIVE SUMMARY



Sale Price	\$1,250,000
------------	-------------

OFFERING SUMMARY

Building Size:	9,000 SF
Available SF:	
Lot Size:	0.896 Acres
Price / SF:	\$138.89
Year Built:	1984
Renovated:	2018
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	South Padre Island/Port Isabel

PROPERTY OVERVIEW

Located on Highway 100, just 2 Blocks from Queen Isabella Causeway, Marcellos Ocean Grille & Sprits offers +/-200 occupancy including outdoor and bar seating. Recently Renovated with new Menu, Exterior and Interior Improvements with shared Parking with Historic Port Isabel Lighthouse. Asset is being sold turn-key with Business, Furniture, Fixtures, Equipment and Inventory. +/-6,000 sf Restaurant, adjacent lease space and upstairs apartment. Great opportunity for restaurateur to expand into the growing Port Isabel Trade Area.

PROPERTY HIGHLIGHTS

- Turn Key Restaurant Operation
- Includes Real Estate and Business
- Full Renovation 2019
- Proximity to Queen Isabella Causeway
- Adjacent to Port Isabel Lighthouse

FOR SALE MARCELLOS OCEAN GRILLE & SPIRITS

ADDITIONAL PHOTOS



Marcello's Restaurant - Recently Renovated for ALL NEW LOOK and Menu



Exterior Photo - Aerial



Exterior Photo - Aerial - Adjacent to Port Isabel Lighthouse

FOR SALE
MARCELLOS OCEAN GRILLE & SPIRITS

ADDITIONAL PHOTOS



Fantastic Outdoor Seating



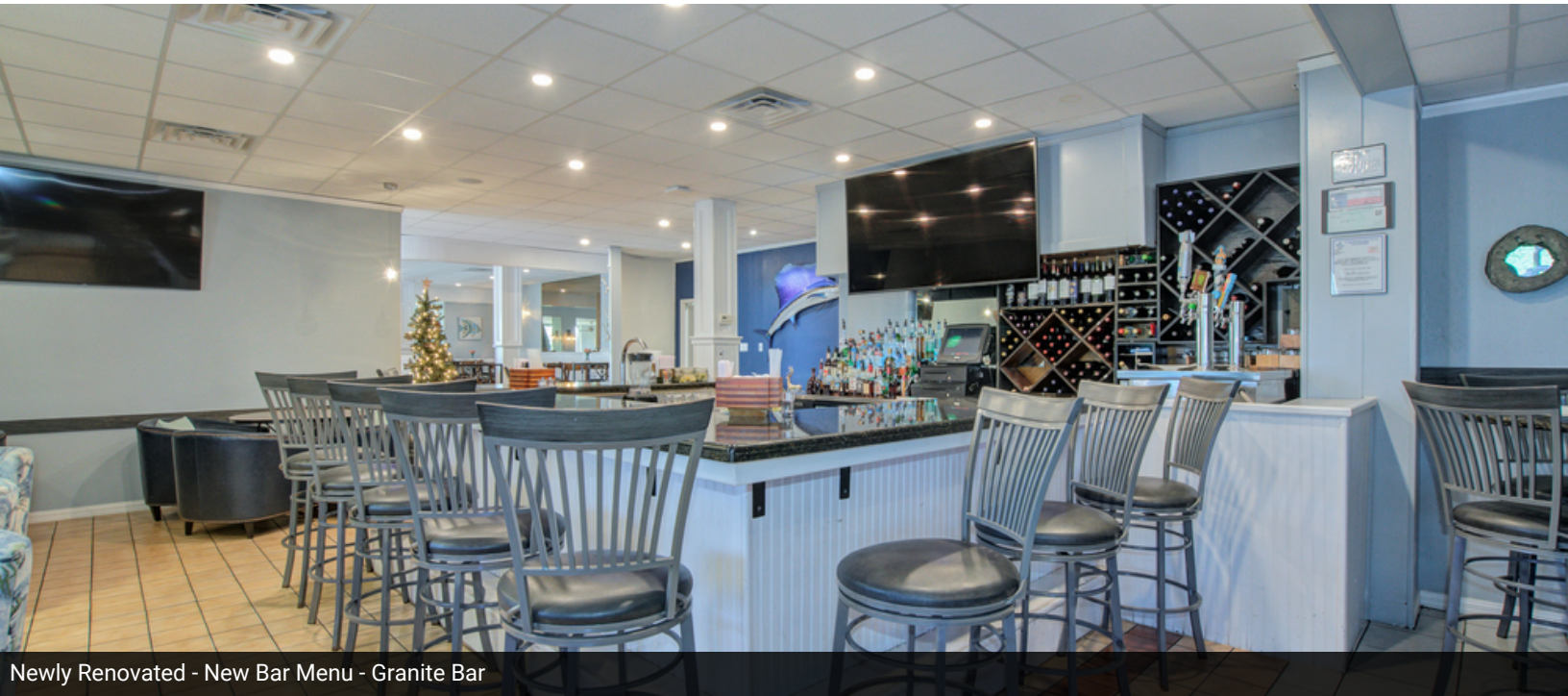
1 Block from Queen Isabella Causeway



Additional Parking in Rear

FOR SALE
MARCELLOS OCEAN GRILLE & SPIRITS

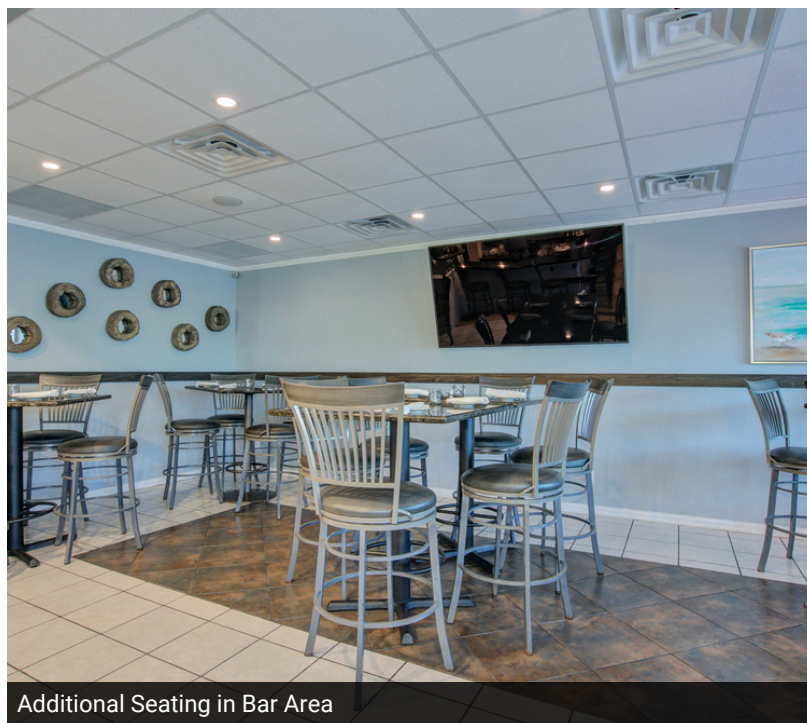
ADDITIONAL PHOTOS



Newly Renovated - New Bar Menu - Granite Bar



Inviting Bar Seating - All new



Additional Seating in Bar Area

FOR SALE MARCELLOS OCEAN GRILLE & SPIRITS

ADDITIONAL PHOTOS



200+ Seat Restaurant



Entry - Check In - Newly Remodeled



Great Atmosphere

FOR SALE
MARCELLOS OCEAN GRILLE & SPIRITS

LOCATION MAPS



Map data ©2022 Imagery ©2022 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey

FOR SALE

MARCELLOS OCEAN GRILLE & SPIRITS

DINNER MENU



Dinner Menu

Appetizers

Mini Crab Cakes
6 mini lump crab cakes served
with a citrus cream sauce
14

**GF Snapper Ceviche with
Avocado and Mango**
lime sauced tortilla chips
14

Coconut Shrimp
wild-caught Gulf shrimp, lightly
breaded with flaky toasted
coconut, served with two
dipping sauces
14

**Baked Brie in
French Bread Round**
raspberry preserves,
caramelized vidalia onions
13

GF Gulf Shrimp and Grits
white cheddar cheese grits,
caramelized onions, tasso ham and
wild-caught Gulf shrimp
14

Tempura Trio
shrimp, asparagus and brie lightly
fried in a delicate tempura batter
with hoisin drizzle
12

Burrata Ciabatta
creamy fresh buffalo
mozzarella, fresh baby heirloom
tomatoes and summer peaches
with toasted pistachios, lemon
oil and honey crizzle, served
with grilled ciabatta bread
13

Rockefeller Three Way
oyster, shrimp, and lobster
(or pick your two favorites)
with our famous spinach, bacon,
garlic and cream sauce
14

Soup of the Day

FOR SALE MARCELLOS OCEAN GRILLE & SPIRITS

WINE MENU - PARTIAL

<i>Wine Offerings</i>	
OUR HOUSE SELECTIONS	
Domain Saint George, California	GLASS / BOTTLE 6 24
Cabernet Sauvignon, Merlot, Chardonnay	
Montevina White Zinfandel - California	6 24
Gabbiano Chianti - Italy	6 24
THE PRISONER WINE SERIES Napa Valley, California	
The Snitch Chardonnay	45
Thorn Merlot	75
The Prisoner Red	75
Derange Red	175
<i>Whites</i>	
OAKY & BUTTERY CHARDS	
Kendall Jackson - California	GLASS / BOTTLE 8 29
Frei Brothers - Russian River, California	32
La Crema - Sonoma Coast, California	10 40
Rombauer - Napa Valley, California	70
Cakebread - Napa Valley, California	83
DRY, CRISP AND LIGHT	
Simi Sauvignon Blanc - Sonoma County	7 26
Honig Sauvignon Blanc - Napa Valley	8 30
Kim Crawford Sauvignon Blanc - Marlborough, New Zealand	9 33
Torresella Pinot Grigio - Italy	7 26
La Crema Pinot Gris - Monterey, California	34
Sokol-Blosser Evolution - California	10 40
SLIGHTLY SWEETER	
Elena Moscato - Red, White, Peach and Strawberry	6 24
Chateau St. Michelle Riesling - Washington State	7 26
Fess Parker Riesling - Santa Barbara, California	24
Decoy by Duckhorn Rosé - California	30
<i>Reds</i>	
ITALY, SPAIN, & FRANCE	
Gabbiano Chianti - Italy	GLASS / BOTTLE 6 24
La Quercia Montepulciano d'Abruzzo - Italy	27
Louis Jadot Beaujolais-Villages, France	32
Marques De Riscal - Rioja, Spain	40
CLASSIC CALIFORNIA CABERNET SAUVIGNON	
William Hill - Napa Valley	7 27
Liberty School - Paso Robles, California	9 34
J Lohr - Paso Robles, California	48
Franciscan - Napa Valley, California	53
Silver Oak - Alexander Valley California	109
SMOOTH MERLOT	
Francis Ford Coppola - California	7 27
Simi - Sonoma Valley, California	8 31
Markham - Napa Valley, California	41
Decoy by Duckhorn - Sonoma County	55
BIG AND BOLD	
La Posta - Mendoza, Argentina	8 31
Catena Malbec - Argentina	11 43
Paraduxx by Duckhorn- Napa Valley, CA	82
Franciscan Magnificat - Napa Valley, CA	95
MILD AND MELLOW PINOT NOIR	
Chemistry - Willamette Valley, Oregon	8 31
Erath - Willamette Valley, Oregon	39
La Crema - Monterey, California	45
CELEBRATORY CHAMPAGNE & SPARKLING WINES	
Piper Sonoma - California	49
Veuve Clicquot - France	98
Le Grand Courtage - France (split)	10
ALL WINE BOTTLES HALF OFF TUESDAYS AND WEDNESDAYS	

FOR SALE
MARCELLOS

RETAILER MAP



Google

Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO