



Tiffin-Seneca Entrepreneurial Opportunity Clearinghouse

Information Intake Summary

Basic Information

- Type of Opportunity: Restaurant Business for Sale with Real Estate and License
- Opportunity ID: **Project Lexington (TSEO 2025-01)**
- Posting Date: March 31, 2025
- Closing Date: June 2, 2025

Description of Opportunity

- The owner of a Tiffin-area bar and restaurant is seeking to sell their business, associated property, and liquor license.
- The bar generates approximately 35% of its revenue from food sales and has built an established client on both the quality of the food and bar service.
- In 2024, the business had gross sales of approximately \$550,000, generating a profit of approximately \$67,000.
- There are currently 8 full-time employees.
- The property included in this sale is made up of two (2) parcels: one containing the business and another immediately adjacent to it.
- The property includes an expansive patio area with a stage for seating and hosting outdoor events.
- The building had a new roof installed in 2024.

Terms

- Asking Price: \$350,000. Purchase includes property, liquor license, supplies, equipment, and furnishings.
 - The second adjacent property can be purchased separately from the business for an additional \$25,000.
- Timing: as soon as possible.
- Financing: Buyer is responsible for funding or financing the purchase.
- Ongoing Support: The seller is willing to provide up to two (2) months of introductory support following the purchase to acclimate the new owner to the business.
 - The seller is willing to continue holding the liquor license and allow the establishment to continue operating under it while the buyer goes through the process of having the license transferred into their name.

How to Explore the Opportunity

- Step 1: Pre-Qualification. Contact Adam Gillmor, Development Manager at TSEP, at gillmor@tiffinseneca.org or by phone at 419-447-3831 to discuss your interest in the opportunity.
- Step 2: Further Discussion: After pre-qualification by TSEP, your name and contact information will be passed along to the business owner, who will initiate further discussion if interested.
- Step 3: Due Diligence. After connecting with the pre-qualified entrepreneurs and businesses of their choosing, the business owner will select an entrepreneur and begin discussions, and the due diligence process will begin for both the seller and purchaser.
- Step 4: Deal. If due diligence goes well, then the parties will move forward with the deal according to agreed-upon terms.

To Stay Informed of Future Opportunities

- Please contact Adam Gillmor, gillmor@tiffinseneca.org to be placed on the email list for future opportunities.