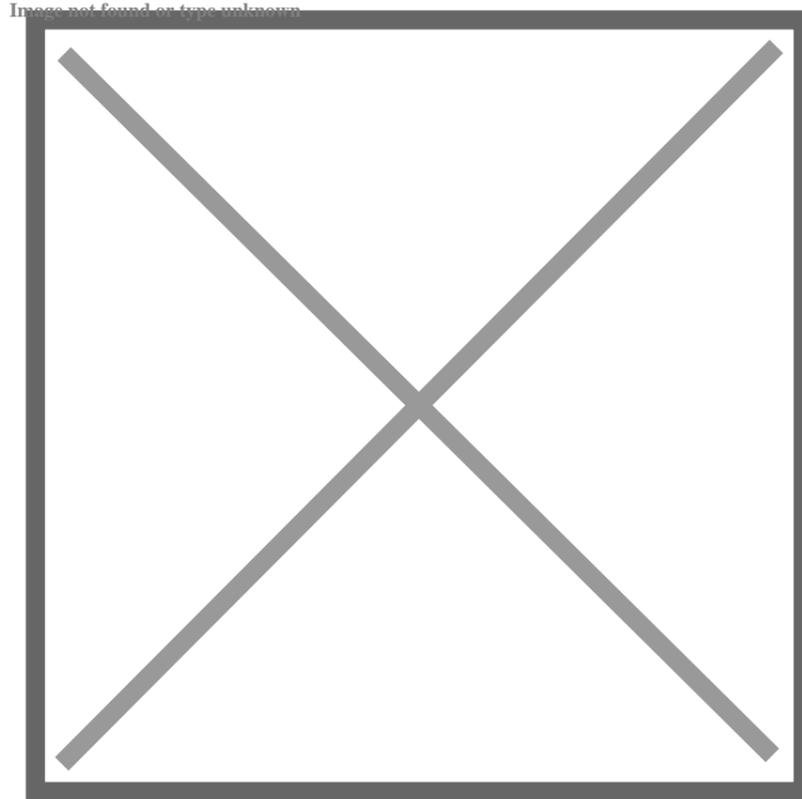


Billy's Seafood



Pictures are stock images and are not indicative of the actual business

Purchase Price
\$2,785,000

***Annual Cash Flow**
\$500,000

Annual Revenue
\$1,935,990

Sunbelt Listing ID:

Description:

Value Add Opportunity with Turn Key Business and Real Estate

Billy's Seafood is a well established waterfront seafood market operating continuously since 1975, offering an exceptional value add opportunity combining a turnkey business with prime waterfront real estate in Alabama.

Business Overview:

This profitable seafood market generates \$1,935,993 in annual revenue with \$500,000 in seller's discretionary earnings and \$395,000 EBITDA. The business benefits from direct access to fresh wild caught shrimp delivered straight from boats to the facility, ensuring premium product quality and competitive advantages.

Real Estate Package:

The sale includes 2.7 acres of waterfront property featuring 978 feet of water frontage across three strategic parcels:

Parcel 1: 2,143 sq ft seafood market with 448 sq ft office space, 1,048 sq ft warehouse storage, and 520 feet of dock facilities. Includes all equipment, fixtures, furniture and inventory valued at \$307,000.

Parcel 2: 1,372 sq ft retail/hospitality space with expansive 1,980 sq ft waterfront deck ideal for outdoor dining and entertainment venues. Property supports food truck operations, bar service, and boat launch facilities.

Parcel 3: 2,782 sq ft warehouse with specialized freezer storage capacity.

Growth Opportunity:

The business is positioned in a rapidly growing demographic area with projected demand increases of approximately 24.83% over the next five years. The waterfront location with existing marina infrastructure presents significant expansion potential for restaurant operations, entertainment venues, and hospitality services.

The established reputation, prime waterfront location, direct seafood sourcing capabilities, and substantial real estate holdings create multiple revenue streams and expansion opportunities for the new owner.

Financing:

Owner financing available to qualified buyers. The seller is retiring after decades of successful operations.

This turnkey operation represents an exceptional opportunity to acquire an established business with significant real estate assets and substantial growth potential in Alabama's expanding coastal market.

State: AL

City: Baldwin County

Listing Agent: David Chew

Phone: (251) 278-8171

Real Estate: 2000000

NOTICE:

*Cash flow is defined as net profit plus taxes, interest, depreciation, amortization, and owner's compensation. See earnings detail from Seller