

**AVAILABLE
FOR SALE**



**CASUAL FINE DINING
RESTAURANT**

**290 LAFAYETTE STREET,
LEWISBURG, WEST VIRGINIA**

PROPERTY SUMMARY



The French Goat is a casual fine dining restaurant featuring French cuisine with a twist, an eclectic and quality wine list, and handcrafted cocktails. It is located in a charming residence from the late 1800's, which was renovated and converted to a restaurant in 2010 with further improvements in 2015. The setting provides for a comfortable, but elegant, atmosphere inside, and the exterior features a beautiful garden terrace for al fresco dining for cocktails and dinner. The restaurant has received recognition in articles appearing in USA Today and Southern Living. It is rated the #1 restaurant in Lewisburg by Tripadvisor, has a 4.7 rating by OpenTable, and was voted best fine dining and best Sunday brunch in the State of West Virginia by readers of WV Living Magazine in 2022, 2021 and 2020. The restaurant is located only 9 miles from The Greenbrier resort.

SALE PRICE

\$1,125,000.00

INVESTMENT HIGHLIGHTS & PROPERTY FACTS



- LOCATION IN HEART OF HISTORIC LEWISBURG
- CASUAL FINE DINING ESTABLISHMENT
- VOTED BEST FINE DINING & BEST SUNDAY BRUNCH 2022, 2021 & 2020
- RENOVATED & UPDATED
- RATED #1 RESTAURANT IN LEWISBURG BY TRIPADVISOR
- ESTABLISHED VEGETABLE & HERB GARDEN

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| BUILDING SIZE | 2,200 + Square Feet |
| NO. STORIES | 2 |
| SALE TYPE | Investment or Owner User |
| YEAR BUILT/RENOVATED | 1900/2015 |
| PROPERTY TYPE | Specialty |
| ZONING CODE | C-C (Community Center District) |
| PROPERTY ADDRESS | 290 Lafayette Street, Lewisburg, WV 24901 |
| TYPE PROPERTY | High Quality Restaurant |
| TAX DISTRICT | Lewisburg Corporation |
| TAX MAP/PARCEL | 1900/2015 20/75 |
| DEED BOOK/PAGE | 615/371 |
| 2022 RE TAXES | \$3,833.90 |
| BUILDING SIZE | 2,200 + Square Feet |
| LOT SIZE | 9,000 + Square Feet |

PROPERTY DESCRIPTION

The property is a two-story former single-family residence that is over 100 years old and was converted to a restaurant in 2010, which required extensive renovations. It has approximately 2,200 gross square feet with 1,910 square feet on the main level and 290 square foot lower level. The exterior of the building consists of wood siding and a metal roof, while the interior has drywall walls and ceilings, hardwood floors and a variety of lighting fixtures. The commercial grade kitchen is equipped with a ventilation hood and fire suppression system. There are several dining areas, restrooms and a bar with kitchen and walk-in cooler. Lower level is storage, office area and food prep areas.

SITE DESCRIPTION



The property is located at the northeast corner of Lafayette and Foster Streets. It has 87' of frontage along Foster Street and 112' of frontage along Lafayette Street. There are significant exterior improvements due to the use of the property. The property has been divided into two lots, with the main restaurant lot consisting of 68' on Lafayette Street, and 87' on Foster Street. The second lot provides 45' frontage on Lafayette Street and is 87' deep. This second lot can be developed into a new business per its established zone use. The lots have access to all public utility infrastructure, are not located within a flood hazard area and are zoned C-C, Community Center District.

