

Mulligan's Golf Center Harrisonburg, Virginia



\$3,900,000



Mulligan's Golf Center



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Mulligan's Golf Center is a multi-faceted Golf Entertainment Center established in 2003.

- MGC features a 2-Level Driving Range with 20 Bays on the first level and 17 Bays on the second level newly constructed in 2022. First level bays features a seating area and touch screen monitors.
- The driving range is powered by Trackman Range (the industry's premier ball tracking radar-based system).
- All 20 Bays on the first level offer PowerTee (an automatic tee-up system).
- The 2nd level features a climate controlled, state-of-the-art teaching and club fitting center with 2 large fitting bays.
- The heart of the recently 4,796 square foot expanded golf facility is a 2500 square foot Pro Shop fully stocked with the top brands in golf and is currently the only fully stocked shop in Central Virginia.
- Grilligan's (The Grill At Mulligan's) opened in 2022 and offers food and beverage service inside as well as at the Bays.
- An 18-Hole Miniature Golf Course (designed and built by Harris Miniature Golf in 2008) is fully lit for night play and features 2 ponds and a stream connecting both. New carpet was replaced in 2024.
- A large party pavilion is located at the Mini Golf Course and seats 80 people.
- MGC offers a full-service club repair center with re-gripping, re-shafting and loft and lie adjustment services.

The property is 13 acres and the range itself is 300 yards long and 125 yards wide. The property has easy access to I-81 and has great frontage on the highway as well. Opportunities exist to keep the current business and to develop the driving range land for an alternative use. Mulligan's is a turnkey operation with positive cash flow. This is a great opportunity for an existing business operator or a first-time owner. The existing owners are looking to retire after a lifetime in golf and 22 years building & growing the business at MGC. The business has over 12,000 people in the database and a huge base of loyal and repeating customers.



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141 Carpenter Lane Harrisonburg, VA 22801

www.mulligans-golf.com

- Year Opened - 2003
- 20 covered hitting bays all equipped with TrackMan
- 20 Power Tee Stations
- 300 yard long fully lighted range
- Practice hitting area features both real grass and artificial grass turf hitting areas
- Two climate controlled state of the art teaching club fitting bays for lessons and club fitting outfitted with Trackman Launch Monitors
- Premium Range balls
- 18 hole miniature golf course
- 4,796 square foot fully stocked pro shop/retail store
- 864 square foot lighted party pavilion
- Grilligan's Grill for dining
- Total Acres - 13 acres
- Parking - 63 paved spaces
- Zoning - B-1



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INVESTMENT OPPORTUNITY

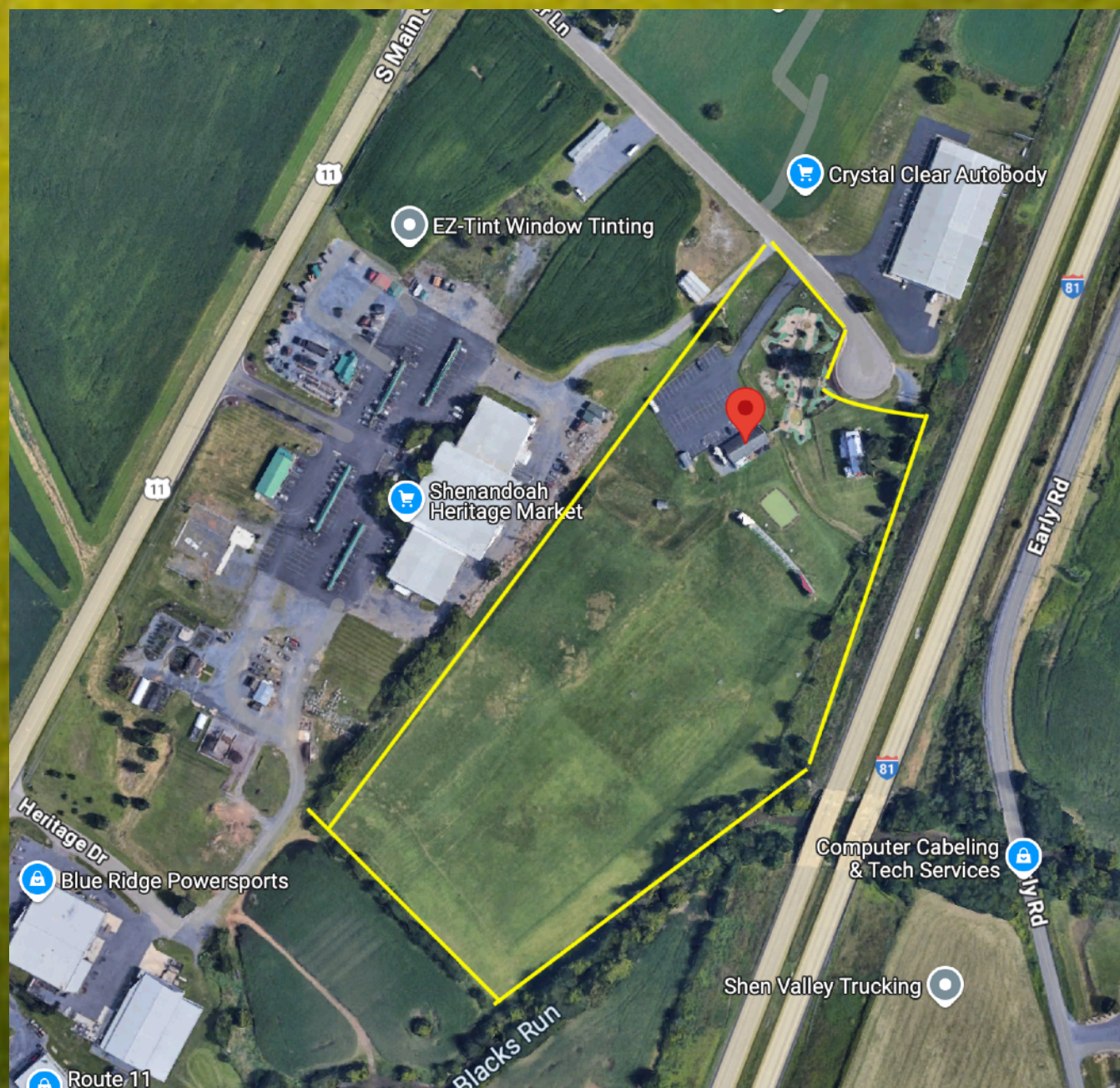
- Top Rated Golf Shop in the Region
- Recently Renovated Range with Modern Technology
- Turnkey Operation
- Positive Cash Flow
- No Deferred Capital Expenditures
- Easy access to and frontage on I-81
- Opportunity to grow events and outings
- 13 acres of land that could be developed while maintaining current business operations
- 12,000 + person database



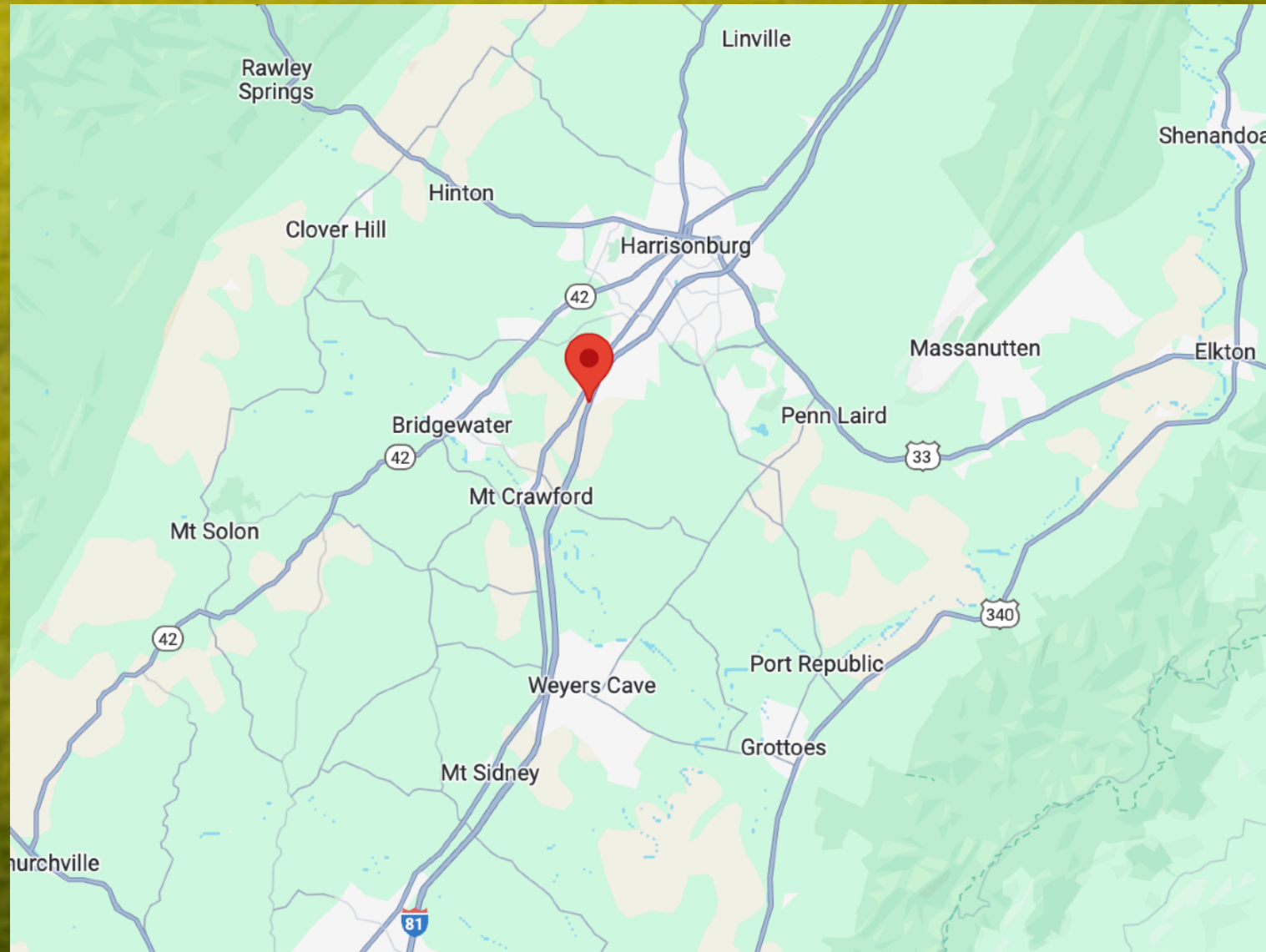
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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

SITE INSPECTIONS

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



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Chris Charnas
Links Capital Advisors, Inc.
2340 S River Road
Suite 111
Des Plaines, Illinois 60018
312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

