

## ***Unleash Your Culinary Vision - Prime Halal Indian Restaurant Opportunity!***

🌟 **Embark on Your Restaurant Journey:** This fully equipped TURNKEY Halal Indian restaurant is more than a space; it's a stage for your restaurant business dreams. Embrace the opportunity to uphold the Halal Indian Restaurant tradition or embark on a new restaurant concept tailored to your vision. The choice is yours to make! 🌟

👨‍🍳 **Chef's Haven:** A full kitchen awaits, equipped to handle your culinary creations with finesse. Features include a tandoori oven, 12 burners, fryer, extra-large refrigerated working station, additional freezer space, two dedicated prep sinks, prep table, and ample storage shelving.

🔧 **Infrastructure Base:** Enjoy efficient ventilation with a 10-foot hood and an underground grease trap ensuring compliance and comfort.

❄️ **Chilled Perfection:** Revel in the comfort of a newly installed air conditioning unit, less than 1 year old. Additionally, a small walk-in cooler and freezer to maintain your ingredients at their peak freshness.

💰 **Budget-Friendly Lease:** Secure your dreams without straining your finances – only \$2,200 a month for a prime location, and it is a Gross lease with **NO YEARLY INCREASES!**

📅 **Long-Term Stability:** Lock in your success with a lease term extending until May 2027 – it's not just a restaurant; it's your legacy!

👛 **Current Sales: \$40,000 a Month** 📈

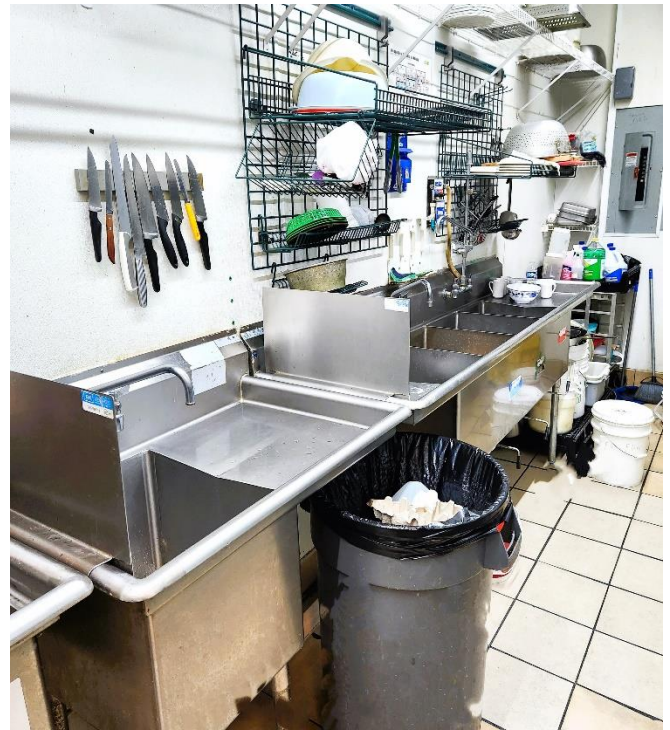
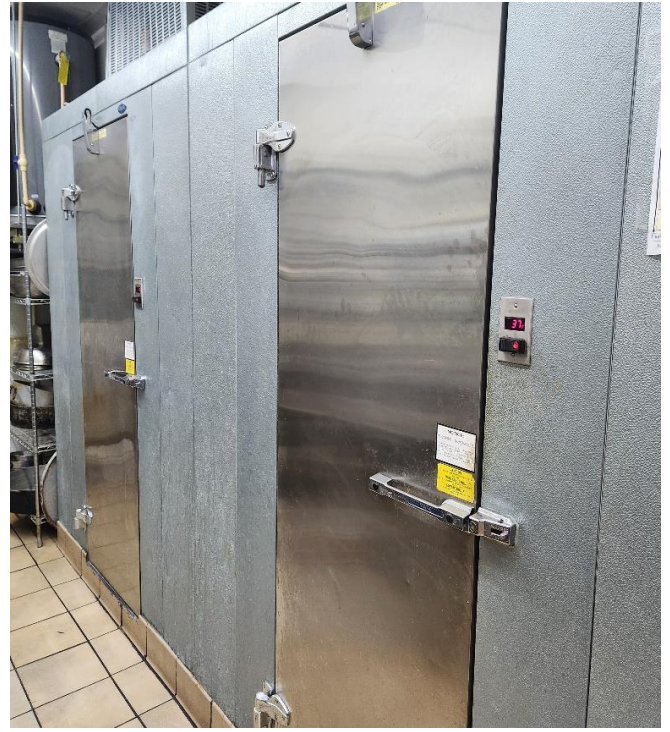
📍 **Strategic Location:** Centrally positioned in Lilburn, GA, benefitting from a wide parking lot and high-visibility main road exposure.

💰 **Priced ONLY At: \$125,000**  
**Motivated Owner MAKE YOUR OFFER!**

**Why Wait? Act Now! This is not just a restaurant; it's the canvas for your culinary masterpiece. Do not miss out on the chance to transform your dreams into reality!**

📞 **Call or Text Jimmy Carey at 305-788-8207 / 678-406-8478 or Email**  
[jimmy@jimmycareycre.com](mailto:jimmy@jimmycareycre.com) for immediate showing.

***Seize this opportunity to explore existing concepts or pivot to a new culinary venture!  
Your culinary business starts here – Dial now and step into a future of gastronomic success!***



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